

ORDINANCE NO. 4

Series 2023

May 2, 2023: Introduced as Council Bill 2, Series 2023 by Mayor Pro Tem Randy Weil, seconded by Councilor Susan Maguire and considered in full text on first reading. Passed by a vote of 5 yes and 0 no.

June 20, 2023: Considered in full text on second reading. Passed by a vote of 6 yes and 0 no.

A BILL FOR AN ORDINANCE OF THE CITY OF CHERRY HILLS VILLAGE REPEALING AND RE-ENACTING ARTICLES I THROUGH IX OF CHAPTER 18 OF THE CHERRY HILLS VILLAGE MUNICIPAL CODE CONCERNING BUILDING AND FIRE REGULATIONS; ADOPTING BY REFERENCE, WITH CERTAIN AMENDMENTS, THE 2021 INTERNATIONAL BUILDING CODE, THE 2021 INTERNATIONAL EXISTING BUILDING CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 NATIONAL GREEN BUILDING STANDARD, THE 2021 INTERNATIONAL MECHANICAL CODE, THE 2021 INTERNATIONAL PLUMBING CODE, THE 2021 INTERNATIONAL FUEL GAS CODE, THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2023 NATIONAL ELECTRICAL CODE, AND THE 2021 INTERNATIONAL FIRE CODE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF

WHEREAS, the City of Cherry Hills Village ("City") is a home rule municipal corporation organized in accordance with Article XX of the Colorado Constitution; and

WHEREAS, the City of Cherry Hills Village is authorized to adopt and enforce police power regulations in furtherance of health, safety, and welfare of its citizens; and

WHEREAS, periodically it is necessary for the City to update those building and fire codes that are adopted by reference to remain technically current; and

WHEREAS, the City Council desires to repeal the existing building and fire codes and adopt the 2021 editions of the International Building, International Existing Building, International Residential, National Green Building Standards, International Mechanical, the Plumbing, International Fuel Gas, International Energy Conservation, and Fire Codes, and the 2023 National Electrical Code (the Codes"), and incorporate the Codes into the Cherry Hills Village Municipal Code with the amendments set forth herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, ORDAINS:

Section 1. Article 1, Chapter 18 of the Cherry Hills Village Municipal Code, entitled "International Building Code", is hereby repealed and re-enacted to read as follows:

ARTICLE I International Building Code

Sec. 18-1-10. Adoption.

There is hereby adopted by reference the *2021 International Building Code*, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771, except that portion of the *2021 International Building Code* entitled "2021 International Property Maintenance Code" and that portion entitled "ICC Electrical Code," which are not adopted by the ordinance codified herein. One (1) copy of such code and other codes adopted by reference in the *2021 International Building Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and standards regulating the construction, alteration, moving, demolition, occupancy, use, height, area, and maintenance of all buildings or structures within the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-1-20. Amendments.

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

- (1) Section 101.1 is amended to insert "the City of Cherry Hills Village," so the section reads as follows:

101.1 Title. These regulations shall be known as the "Building Code of the City of Cherry Hills Village," hereinafter referred to as "this code."

- (2) Section 101.4.4 is deleted.
- (3) Section 103: insert "Building Division" to reference the municipal designation
- (4) Section 105.2 is amended to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached, prefabricated storage sheds and pergolas with solid roofs that do not exceed 120 square feet that are located within the building envelope as defined by the appropriate setbacks and bulk plane required for the zone district and meeting all other zoning requirements.
 2. Fences, walls, and berms three feet or less in height measured from natural grade and meeting all other zoning requirements.
 3. Retaining walls that are not over four feet in height, measured from the bottom of the footing to the top of the wall, unless supporting surcharge or impounding Class I, II or II-A liquids, and meeting all other zoning requirements.
 4. Sidewalks and driveways. For the purposes of this code the term "driveways" shall mean an access route, paved or unpaved, for use by vehicles. Permits are required for driveways if they are:
 - a. More than 30 inches above grade,
 - b. Located over any basement or constructed space, or
 - c. Not providing access to a garage used for the storage of automobiles.
 5. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
 6. Swings and other playground equipment that are accessory to single-family dwellings.
 7. Movable cases, counters, and partitions not over six feet in height.
- (5) Section 105.3 item # 6 is hereby amended to read as follows:
 6. Be signed by the owner or owners representing a majority interest in the ownership of the property, or by an agent who is duly authorized by those individuals or entities that hold a majority interest in the ownership of the property. With respect to properties where deed, contract, or other provisions require more than a majority interest to undertake work necessitating a building permit, such authority of the applicant shall be demonstrated with the permit application.
 - (6) Section 105.3.2 is hereby amended to read as follows:

105.3.2 Time limitation of permit application. An application for a permit for any proposed work shall be deemed to have been abandoned ninety (90) days after the date of filing, unless such application has been pursued in good faith or a permit has

been issued; except that the building official is authorized to grant one extension of time for an additional period not to exceed ninety (90) days. The extension shall be requested in writing and justifiable cause demonstrated.

- (7) Section 105.5 is hereby amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within ninety (90) days after its issuance or, if so commenced, the work authorized on the site by such permit is suspended or abandoned for a period of ninety (90) days after the time the work is commenced.

In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 109.6.

- (8) A new Section 105.5.1 is hereby added and shall read as follows:

105.5.1 Project completion. If the construction described in any building permit has not been completed to the point where a certificate of occupancy may be issued - or a final building inspection performed in cases where no certificate of occupancy is required - within eighteen (18) months after the date of issuance thereof, said building permit shall expire and be deemed canceled by the building official. Written notice thereof shall be given to the applicant, together with notice that further construction as described in the canceled permit shall not proceed unless and until a new building permit has been obtained and all fees have been paid.

The building official may authorize up to two four-month extensions of a permit, provided that the applicant pays a fee calculated as follows:

1. 1st Extension: A fee equal to 25 percent (25%) of the original permit fee.
2. 2nd Extension: A fee equal to 50 percent (50%) of the original permit fee.

Upon expiration of the second four-month extension, the permit is expired. A new permit is required for any remaining work on the project.

- (9) Section 107.2.5 is hereby amended by adding the following to the end of the paragraph:

Two sets of construction documents shall be submitted with the application for permit. Each set shall be accompanied by a site plan, drawn to scale and in accordance with an accurate survey, including the following information:

1. The size and location of new construction and existing structures on the site noting all portions of the structure, including but not limited to eaves, overhangs and cantilevered elements.
2. Setback distances from lot lines appropriate for the parcel's zoning.
3. Existing grade contours in one-foot intervals in North American Vertical Datum of 1988 (NAVD88) datum.
4. The established street grades and the proposed finished grades in NAVD88 datum.
5. Location of designated 100-year floodplain boundary.
6. For all new structures, or proposals to increase the square footage of a structure on a lot by more than 2,500 square feet (inclusive of only structure additions, hardscapes and pavements), the proposed contours and drainage plan required by the Arapahoe County Stormwater Management Manual, as the same may be amended from time to time. A copy of the manual is on file in the Community Development Department.
7. For all new structures and proposals to increase the square footage of a structure by fifty percent (50%) or more, a site plan showing the proposed location of all outdoor light fixtures, a light fixture schedule, and lumen output of each fixture.

In the case of demolition, two sets of a site plan shall be submitted with the demolition application, showing:

1. Construction to be demolished (structures and their foundations).
2. The location and size of existing structures and construction that are to remain on the site.
3. Existing contours in one-foot (1') intervals in U.S.G.S. datum.

A site plan is required for projects such as, but not limited to, the addition of new square footage or a change in the use of existing square footage that requires changes to the site. Site plans are not required in most cases for electrical, plumbing, or mechanical work.

The building official may request a copy of the survey from which the site plan is based upon to verify the accuracy of the site plan and may waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

(10) Section 108.1 is hereby amended to read as follows:

108.1 General. The building official is authorized to issue a permit for only such temporary structures and temporary uses that are allowed by the City of Cherry Hills Village Municipal Code. Such permits shall conform to the rules and regulations adopted by the City of Cherry Hills Village regarding temporary structures and uses.

(11) A new Section 109.2.1 is hereby added and shall read as follows:

109.2.1 Fee schedules. Permit fees shall be set by resolution of the City Council.

(12) Section 109.3 is hereby amended to read as follows:

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include the total value of the work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. For the purpose of determining the valuation for new construction, the building official for the City of Cherry Hills Village will use the value provided by the permit applicant or the most current Building Valuation Data table published by the International Code Council as of the application date, whichever is higher. No regional modifier will be used in calculating the valuation of construction.

(13) Section 109.4 is hereby amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences work before obtaining any necessary permits shall be subject to penalties and enforcement set forth in Chapter 18, Article X of the Cherry Hills Village Municipal Code.

(14) Section 109.6 is hereby amended to read as follows:

109.6 Fee refunds. The City of Cherry Hills Village authorizes the refunding of fees as follows:

1. The full amount of any building permit fee paid hereunder that was erroneously paid or collected.
2. The full amount of any building permit fee paid hereunder, less a \$50.00 administrative fee, when no work has been done under a permit issued in accordance with this code.
3. For permits where work has occurred, the refund will be calculated by City staff. Staff will consider all cost factors involved in administration of the permit, including but not limited to inspection and reinspection fees, mileage, staff time, supplies, and building overhead.
4. The full amount of the plan review fee paid hereunder, less a \$50.00 administrative fee, for a permit application for which a plan review fee has been paid, but

subsequently is withdrawn or canceled before any plan review effort has been expended.

(15) Section 113.3 is hereby amended to read as follows:

113.3 Qualifications; Rules of Procedure. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

(16) Section 114 is hereby amended to read in its entirety as follows:

114.1 General. Violations of this code shall be governed by Chapter 18, Article X of the Cherry Hills Village Municipal Code.

(17) Section 115 is hereby amended to read in its entirety as follows:

115.1 General. The issuance of stop work orders and notices for violations of this code shall be governed by Section 18-10-30, Cherry Hills Village Municipal Code.

(18) Section 1612.3 is hereby amended to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the City Council shall adopt a flood hazard map and supporting data pursuant to Article V of Chapter 16 of the Municipal Code. The flood hazard map shall include the areas of special flood hazard as identified in Subsection 16-5-120, Cherry Hills Village Municipal Code. Said areas of special flood hazard are hereby adopted by reference and declared to be part of this section.

(19) A new Section 3009 is hereby added and shall read as follows:

Section 3009 Existing Elevators and Escalators

3009.1 Scope. This section shall apply to existing installations of elevators, dumbwaiters, escalators, and moving walks and provides for the inspection and maintenance of such conveyances.

Exception: Conveyances located within a dwelling unit.

3009.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator, moving walk, Limited Use Limited Access (LULA), stair chair, material lift, or vertical / inclined wheelchair lift (collectively, "lift") without a current certificate of inspection issued by the building official. Such certificate shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspections and tests have been performed in accordance with Part X of the American Society of Mechanical Engineers ("ASME") code. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3015.

3009.3 Application for certificates of inspection. The owner of any lift referenced in Section 3009.2 shall make application for an annual certificate of inspection. Permit fees shall be set by resolution of the City Council.

3009.3.1 Fees. Permit fees shall be set by resolution of the City Council.

(Each escalator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.)

3009.4 Referenced standards. Elevators and escalators shall conform to ASME A17.1-2007. Vertical and Inclined platform lifts shall comply with ASME A18.1-2005 published by ASME.

3009.5 Requirements for operation and maintenance. The owner shall be responsible for the safe operation and maintenance of each lift referenced in Section

3009.2, and shall cause periodic inspections, tests, and maintenance to be made on such conveyances as required in this section.

3009.5.1 Periodic inspections and tests. Routine and periodic inspections and tests (including 5-yr. witnessed tests) shall be made as required by Part X of the ASME A17.1 Elevator and Escalator Safety Code and the State of Colorado Elevator and Escalator Certification Act. The owner shall pay all costs of such inspections and tests. A full and correct report of such inspection shall be filed with the building official after each required inspection.

(20) Only the following Appendix Chapters are hereby adopted:

Appendix C — Group U - Agricultural Buildings
Appendix I — Patio Covers

Section 2. Article II, Chapter 18, of the Cherry Hills Village Municipal code, entitled "International Existing Building Code," is hereby repealed and re-enacted to read as follows:

ARTICLE II International Existing Building Code

Sec. 18-2-10. Adoption.

There is hereby adopted by reference the *2021 International Existing Building Code*, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771. One copy of such code and other codes adopted by reference in the *2021 International Existing Building Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and standards regulating the repair, alteration, change of occupancy, addition to, and relocation of existing buildings within the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-2-20. Amendments.

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

- (1) Section 101.1 is hereby amended to insert "the City of Cherry Hills Village," so the section will read as follows:

101.1 Title. These regulations shall be known as the "Existing Building Code of the City of Cherry Hills Village," hereinafter referred to as "this code."

- (2) Section 1401.2 is hereby amended to insert "January 1, 1970" so the first sentence of the section will read as follows:

1401.2 Applicability. Structures existing prior to January 1, 1970, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13.

- (3) Section 105.1 is hereby deleted and replaced with the following language.

105.1. Permits. Any owner or owner's authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit in accordance with the applicable code for the work. This includes the International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Energy Conservation Code and the National Electrical Code as adopted and amended by Chapter 18, Cherry Hills Village Municipal Code.

Section 3. Article III, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Residential Code and National Green Building Standard", is hereby repealed and re-enacted to read as follows:

ARTICLE III International Residential Code and National Green Building Standard

Sec. 18-3-10. Adoption of International Residential Code.

There is hereby adopted by reference the *2021 International Residential Code*, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the *2021 International Residential Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes the design and construction of one- and two-family dwellings and townhomes in the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-3-20. Amendments to International Residential Code.

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

- (1) Section R101.1 is hereby amended by inserting "City of Cherry Hills Village," to read as follows:

R101.1 Title. These regulations shall be known as the "Residential Code for One- and Two-Family Dwellings of the City of Cherry Hills Village," hereinafter referred to as "this code."

- (2) Section 101.2 is hereby amended to read in full as follows:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, and occupancy, location, removal, and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures.

- (3) Section R105.2 is hereby amended to read as follows:

R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached, prefabricated storage sheds and pergolas with solid roofs that do not exceed 120 square feet that are located within the building envelope as defined by the appropriate setbacks and bulk plane required for the zone district and meeting all other zoning requirements.
2. Fences, walls and berms three feet (3') or less in height, measured from natural grade and meeting all other zoning requirements.
3. Retaining walls that are not over four feet (4') in height measured from the bottom of the footing to the top of the wall, unless supporting surcharge or impounding Class I, II or II-A liquids, and meeting all other zoning requirements.
4. Sidewalks and driveways. For purposes of this code, the term "driveways" shall mean an access route, paved or unpaved for use by vehicles. Permits are required for driveways if they are:
 - a. More than thirty inches above grade,
 - b. Located over any basement or constructed space, or
 - c. Not providing access to a garage used for the storage of automobiles.
5. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.

6. Swings and other playground equipment that are accessory to single-family dwellings.

7. Movable cases, counters, and partitions not over six feet in height.

(4) Section 105.3(6) is hereby amended to read as follows:

6. Be signed by the owner or owners representing a majority interest in the ownership of the property, or by an agent who is duly authorized by those individuals or entities that hold a majority interest in the ownership of the property. With respect to properties where deed, contract, or other provisions require more than a majority interest to undertake work necessitating a building permit, such authority of the applicant shall be demonstrated with the permit application.

(5) Section R105.3.2 is hereby amended to read as follows:

R105.3.2 Time limitation of permit application. An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period not to exceed 90 days. The extension shall be requested in writing and justifiable cause demonstrated.

(6) Section R105.5 is hereby amended to read as follows:

R105.5 Expiration of permits. Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within 90 days after its issuance or, if so commenced, if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 109.6 of the *Building Code of the City of Cherry Hills Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code.

(7) A new Section R105.5.1 is hereby added and shall read as follows:

R105.5.1 Project completion. If the construction described in any building permit has not been completed to the point where a certificate of occupancy may be issued - or a final building inspection performed in cases where no certificate of occupancy is required - within 18 months after the date of issuance thereof, said building permit shall expire and be deemed canceled by the building official. Written notice thereof shall be given to the applicant, together with notice that further construction as described in the canceled permit shall not proceed unless and until a new building permit has been obtained and all fees have been paid.

The building official may authorize up to two four-month extensions of a permit, provided that the applicant pays a fee calculated as follows:

1. 1st Extension: A fee equal to 25 percent of the original permit fee.

2. 2nd Extension: A fee equal to 50 percent of the original permit fee.

Upon expiration of the second four-month extension, the permit is expired. A new permit is required for any remaining work on the project.

(8) Section R106.2 is hereby amended by adding the following to the end of the section:

Two sets of construction documents shall be submitted with the application for permit. Each set shall be accompanied by a site plan, drawn to scale and in accordance with an accurate survey including the following information:

1. The size and location of new construction and existing structures on the site noting all portions of the structure, including but not limited to eaves, overhangs, and cantilevered elements.

2. Setback distances from lot lines appropriate for the parcel's zoning.

3. Existing grade contours in one-foot intervals in North American Vertical Datum of 1988 ("NAVD88") datum.
4. The established street grades and the proposed finished grades in NAVD88 datum.
5. Location of designated 100-year floodplain boundary on subject property.
6. For all new residences, or proposals to increase the square footage of a residence on a lot by more than 2,500 square feet (inclusive of only structure additions, hardscapes, and pavements), the proposed contours and drainage plan required by the Arapahoe County Stormwater Management Manual, as the same may be amended from time to time. A copy of the manual is on file in the Community Development Department.
7. For all new residences and proposals to increase the square footage of a residence by 50 percent or more, a site plan showing the proposed location of all outdoor light fixtures, a light fixture schedule, and lumen output of each fixture.

In the case of demolition, two sets of site plans shall be submitted with the demolition application, showing:

1. Construction to be demolished (structures and their foundations).
2. The location and size of existing structures and construction that are to remain on the site.
3. Existing contours in one-foot intervals in U.S.G.S. datum.

A site plan is required for projects such as, but not limited to, the addition of new square footage or a change in the use of existing square footage that requires changes to the site. Site plans are not required in most cases for electrical, plumbing, or mechanical work.

The building official may request a copy of the survey from which the site plan is based upon to verify the accuracy of the site plan and may waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

- (9) A new Section R106.1.6 is hereby added and shall read as follows:

R106.1.6 Electrical Drawings. Electrical drawings showing compliance with part VIII of this code and the *Electrical Code of the City of Cherry Hills Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code ("NEC"), shall be provided. The documents shall provide the following information.

1. Provide a one-line diagram that includes all of the electrical service equipment, all of the conduit and conductor sizes, all of the feeder panels, the entire grounding electrode system, and the grounding electrode conductor sizes, in order to demonstrate compliance with NEC 310.15(B), NEC 250.66 and NEC 250.122.
2. Provide a floor plan with the location of all of the electrical service equipment, service disconnect(s), and panel(s) in order to demonstrate compliance with NEC 110.26.
3. Provide fault current calculations. Provide the short circuit current rating of all of the service equipment and the feeder panel(s), in order to demonstrate compliance with NEC 110.9.
4. Provide the load calculations for the service, each service disconnect, each feeder panel, and each branch circuit to demonstrate compliance with NEC 220.
5. Provide a complete mechanical schedule.
6. Provide the location of all of the electrical outlets and switching devices.

7. All GFCI protected receptacles and weather-proof receptacles shall be identified on the floor plans to demonstrate compliance with NEC 210.8(A).
8. Identify each branch circuit that is AFCI protected on the panel schedules in order to demonstrate compliance with NEC 210.12(A).

(10) Section R107.1 is hereby amended to read as follows:

R107.1 General. The building official is authorized to issue a permit for only such temporary structures and temporary uses that are allowed by the Cherry Hills Village Municipal Code. Such permits shall conform to the rules and regulations adopted by the City of Cherry Hills Village regarding temporary structures and uses.

(11) A new Section R108.2.1 is hereby added and shall read as follows:

R108.2.1 Fee schedule. Permit fees shall be set by resolution of the City Council.

(12) Section R108.3 is hereby amended to read as follows:

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include the total value of the work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. For the purpose of determining the valuation for new construction, the building official will use the value provided by the permit applicant or the most recent Building Valuation Data table published by the International Code Council as of the application date, whichever is higher. No regional modifier will be used in calculating the valuation of construction.

(13) Section R108.5 is hereby amended to read as follows:

R108.5 Fee refunds. The City of Cherry Hills Village shall authorize the refunding of fees as follows:

1. The full amount of any building permit fee paid hereunder which was erroneously paid or collected.
2. The full amount of any building permit fee paid hereunder less a \$50.00 administrative fee when no work has been done under a permit issued in accordance with this code.
3. For permits where work has occurred, the refund will be calculated by City staff. Staff will consider all cost factors involved in administration of the permit, including but not limited to inspection and reinspection fees, mileage, staff time, supplies, and building overhead.
4. The full amount of the plan review fee paid hereunder less a \$50.00 administrative fee for a permit application for which a plan review fee has been paid, but subsequently is withdrawn or canceled before any plan review effort has been expended.

(14) Section R112.3 is hereby amended to read as follows:

R112.3 Qualifications; Rules of Procedure. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

(15) Section R113.1 is hereby amended to read in its entirety as follows:

R113.1 General. Violations of this code shall be governed by Chapter 18, Article X, Cherry Hills Village Municipal Code.

(16) Section R114.1 is hereby amended to read in its entirety as follows:

R114.1 General. The issuance of stop work orders and notices for violations of this code shall be governed by Section 18-10-30, Cherry Hills Village Municipal Code.

(17) The definition of *accessory structure* in Section R202 is hereby amended to read as follows:

ACCESSORY STRUCTURE. A structure not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

(18) Section 301.1 is hereby amended to add an exception at the end of the Section as follows:

Exception: Greenhouse structures having a floor area of 200 square feet or less shall not be required to comply with the wind and snow load requirements of this code.

(19) Table R301.2 (1) is hereby amended to read as follows:

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From		
	Speed (mph)	Topographic effects	Special wind region	Wind- borne debris zone		Weathering	Frost Line Depth	Termites
30 psf	115	No	No	No	B	Severe	36 in.	Slight/ Moderate

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (continued)				
<i>Winter Design Temp</i>	<i>Ice Barrier Underlayment Required</i>	<i>Flood Hazards</i>	<i>Air Freezing Index</i>	<i>Mean Annual Temp</i>
1 degree	Yes	8/95	726	49.5°F

(20) Section R326 is hereby deleted in its entirety.

(21) A new Section R1007 is hereby added and shall read as follows:

Section R1007 Pollution Control

R1007.1. Fireplace pollution control. Any new or remodeled fireplace installed in any dwelling shall be one of the following:

1. A gas appliance;
2. An electric device; or
3. A fireplace or fireplace insert that meets the most stringent emission standards for wood stoves established by the State of Colorado Regional Air Quality Control Commission; or
4. Any other clean-burning device approved by the State of Colorado Regional Air Quality Control Commission.

(22) Chapter 11 is hereby deleted, and the 2021 International Energy Conservation Code shall apply.

(23) A new Section G2432.3.1 is hereby added and shall read as follows:

G2432.3.1 Unvented decorative appliances. Unvented decorative appliances shall not be installed within a dwelling unit.

(24) Only the following Appendix Chapters of the *International Residential Code* are hereby adopted:

- a. Appendix AH — Patio Covers.
- b. Appendix AO — Automatic Vehicular Gates

Sec. 18-3-30. Adoption of National Green Building Standard.

There is hereby adopted by reference the *National Green Building Standard ICC/ASHRAE 700-2015*, including Appendix Chapters, as published by the National Association of Home Builders of the United States, 1201 15th Street NW, Washington, DC 20005-2800. One copy of such code and other codes adopted by reference in the *National Green Building Standard ICC/ASHRAE 700-2015*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this Standard relates to criteria for rating the environmental impact of design and construction practices to achieve voluntary conformance with specified performance levels for green residential buildings in the City of Cherry Hills Village. The National Green Building Standard shall be referred to herein as the "Standard."

Sec. 18-3-40. Amendments to National Green Building Standard.

(1) The Standard adopted in Section 18-3-30 is modified by the following amendments:

1. Section 103.1 shall be amended by the addition of new sub-sections 103.1.1 and 103.1.2 to read as follows:
 - a. 103.1.1 The Bronze level shall be the minimum performance level to ensure compliance with the standard.
 - b. 103.1.2 Verification for compliance shall be determined by the adopting entity or an approved third-party agency.

2. Section 103.2 shall be added to read as follows:

103.2 Green plan review fees for all new residences shall be set forth by resolution of the City Council.

3. Section 305 shall be deleted in its entirety.

4. The first sentence of Section 503.4 shall be amended to read as follows:

503.4 Stormwater management. Stormwater management shall be deemed to comply with section 503.4(2) to receive 13 points when the stormwater requirements of Cherry Hills Village have been achieved. Further points may be obtained in this section by following low-impact development techniques.

5. The first sentence of Section 605.2 shall be amended to read as follows:

605.2 On-site recycling. On-site recycling measures are mandatory and will receive seven points provided that it is done in compliance with applicable regulations and codes.

Sec. 18-3-50. Incentive rebate program.

(1) To encourage the construction of Dwelling Units to the Standard, the City authorizes the following rebates for Dwelling Units that achieve specified rating levels defined in Section 303 of the Standard, as evidenced by a "Home Innovation NGBS Green Certified" certificate issued by the National Association of Home Builders Research Center:

<i>Rating Level</i>	<i>Building Permit Fee Rebate (% of Fee Paid Pursuant to City Council resolution)</i>
Bronze	10%
Silver	15%
Gold	20%
Emerald	25%

(2) The rebate shall be paid to the owner of the Dwelling Unit within 90 days after:

1. the building official's receipt of a "Home Innovation NGBS Green Certified" certificate issued by the National Association of Home Builders Research Center specifying the level of certification achieved; and
2. the City's issuance of a certificate of occupancy for the Dwelling Unit.

Section 4. Article IV, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Mechanical Code", is hereby repealed and re-enacted to read as follows:

ARTICLE IV International Mechanical Code

Sec. 18-4-10. Adoption.

There is hereby adopted by reference the *2021 International Mechanical Code*, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the *2021 International Mechanical Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and safety standards for the regulation and control of the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, comfort cooling and refrigeration systems, incinerators and other miscellaneous heat-producing appliances; construction, enlargement, alteration, repair, removal, demolition, equipment and use of buildings and structures and the standards for design and installation of heating, ventilation and air conditioning units; plumbing systems and fuel gas systems within buildings and structures within the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-4-20. Amendments.

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

- (1) Section 101.1 is hereby amended by inserting "the City of Cherry Hills Village," so the section will read as follows:

101.1 Title. These regulations shall be known as the "*Mechanical Code of the City of Cherry Hills Village*," hereinafter referred to as "this code."

- (2) Section 106.3 is hereby amended to read as follows:

106.3 Application for Permit. Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or owners representing a majority interest in the ownership of the property, or by an agent who is duly authorized by those individuals or entities that hold a majority interest in the ownership of the property. With respect to properties where deed, contract or other provisions require more than a majority interest to undertake work necessitating a building permit, such authority of the applicant shall be demonstrated with the permit application. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the building official.

- (3) Section 106.4.3 is hereby amended to read as follows:

106.4.3 Expiration. Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within 90 days after its issuance or, if commenced, the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 109.6 of the *Building Code of the City of Cherry Hill Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code.

- (4) Section 109.2 is hereby amended as follows:

109.2 Fee schedule. Permit fees shall be set by resolution of the City Council.

- (5) Section 109.6 is hereby amended to read as follows:

109.6 Fee refunds. The City shall authorize the refunding of fees as follows:

1. The full amount of any building permit fee paid hereunder which was erroneously paid or collected.
2. The full amount of any building permit fee paid hereunder less a \$50.00 administrative fee when no work has been done under a permit issued in accordance with this code.
3. For permits where work has occurred, the refund will be calculated by City staff. Staff will consider all cost factors involved in administration of the permit, including but not limited to inspection and reinspection fees, mileage, staff time, supplies, and building overhead.
4. The full amount of the plan review fee paid hereunder less a \$50.00 administrative fee for a permit application for which a plan review fee has been paid, but subsequently is withdrawn or canceled before any plan review effort has been expended.

- (6) Section 114.1 is hereby amended to read as follows:

114.1 Membership of Board; Rules of Procedure. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

- (7) Section 115 is hereby amended to read in its entirety as follows:

115 General. Violations of this code shall be governed by Section 18-10-20, Cherry Hills Village Municipal Code.

Section 5. Article V, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Plumbing Code", is hereby repealed and re-enacted to read as follows:

ARTICLE V International Plumbing Code

Sec. 18-5-10. Adoption.

There is hereby adopted by reference the *2021 International Plumbing Code*, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the *2021 International Plumbing Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes minimum provisions and standards for the installation, alteration, or repair of plumbing and drainage systems and equipment within or on public or private buildings or other structures in the City and provides for the inspection thereof within the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-5-20. Amendments.

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

- (1) Section 101.1 is hereby amended by inserting "the City of Cherry Hills Village," so the section will read as follows:

101.1 Title. These regulations shall be known as the "*Plumbing Code of the City of Cherry Hills Village*," hereinafter referred to as "this code."

- (2) Section 106.3 is hereby amended to read as follows:

106.3 Application for Permit. Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or owners representing a majority interest in the ownership of the property, or by an agent who is duly authorized by those individuals or entities that hold a majority interest in the ownership of the property. With respect to properties where deed, contract, or other provisions require more than a majority interest to undertake work necessitating a building permit, such authority of the applicant shall be demonstrated with the permit application. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure, and shall contain such other information required by the building official.

- (3) Section 106.5.3 is hereby amended to read as follows:

106.5.3 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. In no event shall a permit remain active longer than two years. In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 109.6 of the *Building Code of the City of Cherry Hills Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code.

- (4) Sections 108.2 through 108.6 are hereby deleted.

- (5) Section 109.2 is hereby amended to read as follows:

109.2 Fee schedule. Permit fees shall be set by resolution of the City Council.

- (6) Section 109.5 is hereby amended to read as follows:

109.5 Fee refunds. The building official shall authorize the refunding of fees as follows:

1. The full amount of any building permit fee paid hereunder which was erroneously paid or collected.
2. The full amount of any building permit fee paid hereunder less a \$50.00 administrative fee when no work has been done under a permit issued in accordance with this code.
3. For permits where work has occurred, the refund will be calculated by City staff. Staff will consider all cost factors involved in administration of the permit, including but not limited to inspection and reinspection fees, mileage, staff time, supplies and building overhead.
4. The full amount of the plan review fee paid hereunder less a \$50.00 administrative fee for a permit for which a plan review fee has been paid but is withdrawn or canceled before any plan review effort has been expended.

- (7) Section 114.1 is hereby amended to read as follows:

114.1 Membership of Board; Rules of Procedure. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

- (8) Section 115.1 is hereby amended to read as follows:

115.1 General. Violations of this code shall be governed by Chapter 18, Article X, Cherry Hills Village Municipal Code.

- (9) Section 305.4.1 is hereby amended to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 60 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 60 inches below grade.

- (10) Section 903.1 is hereby amended to read as follows:

903.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection (e.g., an observation deck), the vent extensions shall be run at least seven feet above the roof.

Section 6. Article VI, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Fuel Gas Code", is hereby repealed and re-enacted to read as follows:

ARTICLE VI International Fuel Gas Code

Sec. 18-6-10. Adoption.

There is hereby adopted by reference the *2021 International Fuel Gas Code*, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the *2021 International Fuel Gas Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes minimum provisions and safety standards for the regulations of fuel gas systems and gas-fired appliances within buildings and structures in the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-6-20. Amendments.

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

- (1) Section 101.1 is hereby amended by inserting "the City of Cherry Hills Village," so the section will read as follows:

101.1 Title. These regulations shall be known as the "*Fuel Gas Code of the City of Cherry Hills Village*," hereinafter referred to as "this code."

- (2) Section 106.3 is hereby amended to read as follows:

106.3 Application for Permit. Each application for a permit, with the required fee, shall be filed with the building official on a form furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or owners representing a majority interest in the ownership of the property, or by an agent who is duly authorized by those individuals or entities that hold a majority interest in the ownership of the property. With respect to properties where deed, contract or other provisions require more than a majority interest to undertake work necessitating a building permit, such authority of the applicant shall be demonstrated with the permit application. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the building official.

- (3) Section 106.5.3 is hereby amended to read as follows:

106.5.3 Expiration of permits. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. In no event shall a permit remain active longer than two years. In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 109.6 of the *Building Code of the City of Cherry Hills Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code.

(4) Sections 108.2 through 108.6 are hereby deleted.

(5) Section 109.2 is hereby amended to read as follows:

109.2 Fee schedule. Permit fees shall be set by resolution of the City Council.

(6) Section 109.6 is hereby amended to read as follows:

109.6 Fee refunds. The building official shall authorize the refunding of fees as follows:

1. The full amount of any building permit fee paid hereunder which was erroneously paid or collected.
2. The full amount of any building permit fee paid hereunder less a \$50.00 administrative fee when no work has been done under a permit issued in accordance with this code.
3. For permits where work has occurred, the refund will be calculated by City staff. Staff will consider all cost factors involved in administration of the permit, including but not limited to inspection and reinspection fees, mileage, staff time, supplies, and building overhead.
4. The full amount of the plan review fee paid hereunder less a \$50.00 administrative fee for a permit application for which a plan review fee has been paid but subsequently is withdrawn or canceled before any plan review effort has been expended.

(7) Section 114.1 is hereby amended to read as follows:

114.1 Membership of Board; Rules of Procedure. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

(8) Section 115.1 is hereby amended to read as follows:

115.1 General. Violations of this code shall be governed by Chapter 18, Article X, Cherry Hills Village Municipal Code.

(9) A new Section 602.3.1 is hereby added and shall read as follows:

602.3.1 Unvented decorative appliances. Unvented decorative appliances shall not be installed.

Section 7. Article VII, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Energy Conservation Code", is hereby repealed and re-enacted to read as follows:

ARTICLE VII International Energy Conservation Code

Sec. 18-7-10. Adoption.

There is hereby adopted by reference the *2021 International Energy Conservation Code*, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the *2021 International Energy Conservation Code*, the same being adopted as if set out at length

herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and safety standards for the design of energy-efficient buildings and energy-efficient mechanical, lighting, and power systems within buildings and structures in the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-7-20. Amendment.

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

- (1) Section C101.1 is hereby amended by inserting "the City of Cherry Hills Village," so the section will read as follows:

C101.1 Title. These regulations shall be known as the "*International Energy Conservation Code of the City of Cherry Hills Village*," hereinafter referred to as "this code."

- (2) C103.2 is hereby amended by adding number 14 to the list to read as follows:

14. Additional efficiency requirements.

- (3) Section R101.1 is hereby amended by inserting "the City of Cherry Hills Village," so the section will read as follows:

R101.1 Title. These regulations shall be known as the "International Energy Conservation Code of the City of Cherry Hills Village, hereafter referenced to as "this code."

- (4) Section R103.2 is hereby amended by adding number 10 to the list to read as follows:

10. Additional efficiency package option.

Section 8. Article VIII, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "National Electrical Code", is hereby repealed and re-enacted to read as follows:

ARTICLE VIII National Electrical Code

Sec. 18-8-10. Adoption.

There is hereby adopted by reference the *2023 National Electrical Code*, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02269, or any other electrical code revision approved by the State of Colorado. One copy of such code and other codes adopted by reference in the *2023 National Electrical Code*, the same being adopted as if set out at length herewith, shall be maintained at the office of the City Clerk and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and safety standards for the electrical construction, alteration, repair, removal, and demolition of equipment within buildings and structures in the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-8-20. Amendments.

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

- (1) Annex H of the *2023 National Electric Code* is hereby adopted.

- (2) Annex H, Section 80.13(13), is hereby amended to read as follows:

(13) Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified when the installation is ready for inspection and shall conduct the inspection within three days after such notification.

- (3) Annex H, Section 80.15, is hereby amended to read as follows:

Board of Appeals. The Board of Appeals shall consist of the same members as the Board of Adjustment and Appeals outlined in Section 8.2 of the Charter for the City of

Cherry Hills Village. The rules of procedure set forth in Section 16-7-30, Cherry Hills Village Municipal Code shall apply to all appeals brought under this code.

(4) Annex H, Section 80.19(F)(3), is hereby amended to read as follows:

(3) When any portion of the electrical installation within the jurisdiction of the Electrical Inspector is to be hidden from view by the permanent placement of parts of the building, the person, firm or corporation installing the equipment shall notify the Electrical Inspector, and such equipment shall not be concealed until it has been approved by the Electrical Inspector, provided that on large installations, where the concealment of equipment proceeds continuously, the person, firm, or corporation installing the equipment shall give the Electrical Inspector due notice in advance, and inspections shall be made periodically during the progress of the work.

(5) Annex H, Section 80.19(H), is hereby amended to read as follows:

1. Applications for permits shall be made to the City on forms provided by the City and shall include the applicant's answers in full to inquiries set forth on such forms. Applications for permits shall be accompanied by such data as required by the City, such as plans and specifications, location, and so forth. Permit fees shall be set by resolution of the City Council.
2. An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period not to exceed 90 days. The extension shall be requested in writing and justifiable cause demonstrated.
3. The City shall review all applications submitted and issue permits as required. If an application for a permit is rejected by the City, the applicant shall be advised of the reasons for such rejection. Permits for activities requiring evidence of financial responsibility by the City shall not be issued unless proof of required financial responsibility is furnished.
4. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. In the event a permit expires under either of these conditions, a new permit will be required to complete the work. The new permit fee will be calculated using the City's then-current fee calculation methods. Should the project be abandoned, permit fees may be refunded in accordance with Section 108.6 of the *Building Code of the City of Cherry Hills Village*, as adopted or amended by Chapter 18, Cherry Hills Village Municipal Code.

(6) Annex H, Section 80.23(B), is hereby deleted, and Section 80.23(A) is hereby amended to read as follows:

80.23(A) Violations. Violations of this code shall be governed by Chapter 18, Article X, Cherry Hills Village Municipal Code.

(7) Annex H, Section 80.27, is hereby deleted in its entirety.

(9) Annex H, Section 80.29, is hereby amended to read as follows:

80.29 Liability for damages. Article 80 shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling or installing any electric equipment for damages to persons or property caused by a defect therein, nor shall the City of Cherry Hills Village or any of its employees be held as assuming any such liability by reason of the inspection, re-inspection, or other examination authorized.

Section 9. Article IX, Chapter 18, of the Cherry Hills Village Municipal Code, entitled "International Fire Code", is hereby repealed and re-enacted to read as follows:

ARTICLE IX International Fire Code

Sec. 18-9-10. Adoption.

There is hereby adopted by reference the 2021 International Fire Code, as published by the International Code Council, Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. One copy of such code and other codes adopted by reference in the 2021 International Fire Code, the same being adopted as if set out at length herewith, shall be maintained at the office of the Building Department and may be inspected during regular business hours. The subject matter of this code includes comprehensive provisions and safety standards for fire prevention generally and, specifically, the regulation of conditions hazardous to life and property from fire or explosion; and to provide for the issuance of permits for hazardous uses or operations within buildings and structures in the City for the purpose of protecting the public health, safety, and general welfare.

Sec. 18-9-20. Amendments.

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

- (1) Section 101.1 is hereby amended as follows:
101.1 Title. These regulations shall be known as the "*Fire Code of the City of Cherry Hills Village*", hereinafter referred to as "this code."
- (2) The following appendices are hereby adopted as a part of this code:
 1. Appendix B, Fire-Flow Requirements for Buildings, as amended.
 2. Appendix C, Fire Hydrant Locations and Distribution
 3. Appendix D, Fire Apparatus Access Roads, as amended.
- (3) Section 103.1 is repealed and replaced as follows:
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 Cherry Hills Village 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.
- (4) Section 103.2 is hereby repealed and replaced as follows:
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.
- (5) Section 105.5.38 is hereby repealed and replaced as follows:
105.5.38 Outdoor Assembly Event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 500 people.
- (6) Section 105.5.49 is hereby repealed and replaced as follows:
105.5.49 Temporary Membrane Structures and Tents. An operation 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 (37m²).
Exceptions:
 1. Tents used exclusively for recreational camping purposes.
 2. Tents open on all sides, which comply with all of the following:
 - a. Individual tents having a maximum size of 700 square feet (65m²).
 - b. The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658mm) shall not exceed 700 square feet (65m²) total.
 - c. A minimum clearance of 12 feet (3658mm) to structures and other tents shall be provided.
- (7) Section 105.6 is hereby amended as follows:
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.
- (8) Section 105.6.24 is hereby amended as follows:
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 (37m²).
Exceptions:
 1. Tents used exclusively for recreational camping purposes.

2. Funeral tents and curtains; or extensions attached thereto, when use for funeral services.
 3. Tents and awnings open on all sides, which comply with all of the following:
 - 1.1 Individual tents shall have a maximum size of 700 square feet (65m²).
 - 1.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658mm) shall not exceed 700 square feet (65m²) total.
 - 1.3 A minimum clearance of 12 feet (3658mm) to structures and other tents shall be maintained.
- (9) Section 105.6.25 is hereby amended with the addition of a new subsection:
105.6.25 Building and Facilities. Any owner or owners' 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.
- (10) Section 107.3 is hereby deleted in its entirety.
- (11) Section 111.1 is hereby repealed and replaced as follows:
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 the 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 conduct of its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.
- (12) Section 112.4 is hereby repealed and replaced as follows:
112.4 Violation Penalties. Violations of this code shall be governed by Chapter 18, Article X, Cherry Hills Village Municipal Code.
- (13) Section 113.4 is hereby repealed and replaced as follows:
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 governed by Section 18-10-30 of the Cherry Hills Village Municipal Code.
- (14) Section 503.1 is hereby amended as follows:
503.1 Where Required. Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3, Appendix D as amended, and the City of Cherry Hills Village Roadway Design provisions, as approved by the fire code official.
- (15) Section 503.1.1 is hereby amended as follows:
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, Appendix D where applicable, and shall extend to within 150 feet (45,720mm) 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 903.1.1 (NFPA 13), the dimensions shall be unlimited, as approved, provided that 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 903.1.2 (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.
- (16) Section 503.2 is hereby amended to read as follows:
503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8, and Appendix D, and the City of Cherry Hills Village roadway design provisions, as approved by the fire code official.
- (17) Section 503.2.1 is hereby amended as follows:
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096mm), 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 (4,115mm), and in accordance with Appendix D, as amended. The greater dimension of required unobstructed width shall prevail. Should any provisions of the fire code conflict with the City of Cherry Hills Village roadway design provisions, the fire code official and the City of Cherry Hills Village Public Works Director shall make the final determination as to whether Section 503.2.1 and Appendix D of the fire code apply.
- (18) Section 503.2.3 is hereby amended as follows:
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 to provide all-weather driving capabilities with an approved driving surface material.
- (19) Section 503.2.7 is repealed and replaced as follows:
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.
- (20) Section 503.3 is hereby repealed and replaced as follows:
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.
- (21) Section 503.4 is hereby amended as follows:
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 Section 503.2.1, 503.2.2, and Appendix D shall be maintained at all times.
- (22) Section 503.4.1 is hereby amended to read as follows:
503.4.1 Traffic calming devices. Fire code official approval is required before traffic calming devices can be constructed or installed.
- (23) Section 503.6 is hereby amended as follows:
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.
- (24) Section 507.3 is hereby amended to read as follows:
507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B or by method approved by the fire code official.
- (25) Section 507.5 is hereby amended to read as follows:
507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6, and Appendix C.
- (26) Section 510.1 is hereby amended as follows:

510.1 Emergency Responder Radio Coverage in New Buildings. 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 improvements to 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 the 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 system.

(27) Section 903.3 is hereby amended as follows:

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

(28) Section 903 is hereby amended with a new subsection as follows:

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.

(29) Section 905.4 is hereby amended as follows:

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 existing 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.

Exception: Deleted in its entirety

(30) Section 1103.7.6 is hereby amended to read in its entirety as follows:

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 Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:

1. [No Change]
2. [No Change]
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.
4. [No Change]

(31) Section 5601.1.3 is hereby amended to read in its entirety as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. The possession, storage, handling, and use of fireworks as allowed in Section 5608.

(32) Section 5704.2.9.6.1 is hereby amended to read as follows:

5704.2.9.6.1 Locations of Above-Ground Tanks. Above-ground tanks shall be located in accordance with this section.

(33) Section 5706.2.4.4 is hereby deleted in its entirety.

(34) Section 5806.2 is hereby deleted in its entirety.

(35) Section 6104.2 is hereby deleted in its entirety.

(36) Only the following Appendix Chapters of this code are hereby adopted and amended as follows: Appendix B, Appendix C, and Appendix D, as amended below.

1. APPENDIX B - Fire-Flow Requirements for Buildings. Appendix B is hereby amended to read as follows:

a. IFC Appendix B Section B105.1 is hereby amended as follows:

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, and townhouses having a fire flow calculation area that does not exceed 3,600 square feet (344.5m²) shall be 1,000 gallons per minute (3,785L/min) for 1 (one) hour. Fire-flow and flow duration for one and two-family dwellings, Group R-3 and R-4 buildings, and townhouses having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.

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

b. IFC Appendix B Section B105.1(1) is hereby deleted in its entirety.

c. IFC Appendix B Section B105.1(2) is hereby repealed and replaced as follows:
B105.1(2) Reference Table B105.1(2) is hereby retitled to read "REFERENCE Table B105.1: MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS."

d. IFC Appendix B Section B105.2 is hereby amended as follows:

B105.2 Buildings other than One and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses. The minimum fire-flow and flow duration for buildings other than one and two-family dwellings, Group R-3 and R-4 buildings, and townhouses shall be as specified in Table B105.1

Exception: A reduction in the 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 903.1.1 (NFPA 13). 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 (NFPA 13R). The resulting fire-flow shall not be less than 1,500 gallons per minute (5,678 L/min) for the prescribed duration in Table B105.1.

e. IFC Appendix B Table B105.2 is hereby deleted in its entirety.

f. IFC Appendix B Section B105.3 is hereby deleted in its entirety.

2. APPENDIX D - Fire Apparatus Access Roads. Appendix D is hereby amended to read as follows:

a. IFC Appendix D Section D102.1 is hereby amended as follows:

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 (34,050kg).

b. Section D103.1 is hereby deleted in its entirety.

c. IFC Appendix D Section D103.2 is hereby amended as follows:

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.

d. Section D103.4 is hereby amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 and/or the City of Cherry Hills Village roadway design provisions, as approved by the fire code official.

e. IFC Appendix D Section D103.6 is hereby amended with a new title as follows:

D103.6 Signs and Widths. Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING – FIRE LANE" signs in accordance with the width specified within the fire code official's specifications.

- f. IFC Appendix D Section D104.1 is hereby amended as follows:
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 (9,144mm) or three stories in height shall have not fewer than two (2) 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.
- g. IFC Appendix D Section D105.1 is hereby amended as follows:
D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9,144mm), 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, building Type IA or Type IB construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 (NFPA 13), 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 the fire department vehicle access to all roof surfaces.
- h. IFC Appendix D Section D106.1 is hereby amended as follows:
D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Deleted in its entirety.

Section 10. Penalties. Violations of any provision set forth in this ordinance shall be subject to the penalty and enforcement provisions set forth in Section 18-10-20, 18-10-30, and 18-10-40 as more fully set forth as follows:

Sec. 18-10-20. Violations.

Persons who violate a provision of this Chapter or any provision of any code adopted within this Chapter, or who erect, install, alter, or repair a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a misdemeanor. Misdemeanors are punishable by:

- (1) A fine of not more than the maximum fine authorized in Section 1-4-20 of this Code for any one offense, each day after a ticket is given constituting a separate offense; or
- (2) By imprisonment in the County jail for a period of not more than 90 days; or
- (3) By both such fine and imprisonment.

Sec. 18-10-30. Stop work orders and notices.

The building official or other applicable code official is authorized to issue a notice, order, and demand to immediately cease work or any other action found by the official to be in violation of this Chapter or any code or codes either currently adopted or subsequently adopted by the City.

- (1) A stop work order or other notice shall be made in writing and signed by the applicable code official. The stop work order shall identify with reasonable specificity the activity found by the code official to be in violation of this Code or conducted in an unsafe or dangerous manner. Whenever possible, the order shall cite the applicable provisions of the code. The order shall identify the conditions necessary to remedy the violation and permit the continuation of the work authorized under the permit.
- (2) A stop work order shall be deemed issued and effective when posted in a conspicuous place at the site described in the application for permit. The applicable code official shall endeavor to mail or otherwise deliver a copy of the stop work order to the permit holder,

- the owner of the property and/or to persons engaged in the performance of the work authorized by the permit. Provided that the stop work order is properly posted in accordance with this Section, failure to deliver a copy of the order to the permit holder, the property owner or any other person shall not invalidate or render ineffective the order.
- (3) Upon correction or remedy of the violations cited in a stop work order, the applicable code official shall issue a written order rescinding the stop work order.
 - (4) Upon issuance of a stop work order, the applicant shall submit for a building permit in accordance with this Chapter. Permit fees shall include fees for such work and an investigation fee, as set forth in a resolution of the City Council.

Sec. 18-10-40. Abatement of violations.

The imposition of the penalties herein prescribed shall not preclude the City Attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, to prevent illegal occupancy of a building, structure, or premises, or to stop an illegal act, conduct, business, or utilization of the property, the structure or any mechanical, plumbing, or other system on or about any premises.

Section 11. Repeal. Existing ordinances or parts thereof covering the same matters as embraced in this ordinance are hereby repealed and any and all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed provided, however, that the repeal of any ordinance or parts of ordinances of the City of Cherry Hills Village shall not revive any other section of any ordinance or ordinances hereto before repealed or superseded, and further provided that 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 taking effect of this ordinance.

Section 12. Safety. This Ordinance is deemed necessary for the protection of the health, welfare, and safety of the community.

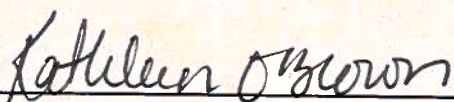
Section 13. Severability. If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or applications of this ordinance are not determined by the court to be inoperable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion be declared invalid.

Section 14. Codification Amendments. The codifier of the City's Municipal Code, Municode, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Cherry Hills Village Municipal Code.

Section 15. Effective Date. This Ordinance shall become effective ten (10) days after publication after second reading in accordance with Section 4.5 of the Charter for the City of Cherry Hills Village.

Adopted as Ordinance No. 4 Series 2023, by the City Council of the City of Cherry Hills Village, Colorado this 20th day of June, 2023.

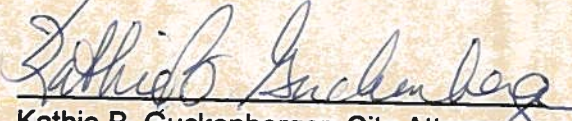
(SEAL)


Kathleen Brown, Mayor

ATTEST:


Laura Gillespie, City Clerk

Approved as to form:


Kathie B. Guckenberger, City Attorney

Published in the Villager
Published: 6-22-23
Legal #: 11246

**CITY OF CHERRY HILLS
VILLAGE
ADOPTION OF ORDINANCE
ORDINANCE 4, SERIES 2023**

**A BILL FOR AN ORDINANCE
OF THE CITY OF CHERRY
HILLS VILLAGE REPEALING
AND RE-ENACTING ARTICLES
I THROUGH IX OF CHAPTER
18 OF THE CHERRY HILLS
VILLAGE MUNICIPAL CODE
CONCERNING BUILDING
AND FIRE REGULATIONS;
ADOPTING BY REFERENCE,
WITH CERTAIN AMENDMENTS,
THE 2021 INTERNATIONAL
BUILDING CODE, THE 2021
INTERNATIONAL EXISTING
BUILDING CODE, THE 2021
INTERNATIONAL RESIDENTIAL
CODE, THE 2021 NATIONAL
GREEN BUILDING STANDARD,
THE 2021 INTERNATIONAL
MECHANICAL CODE, THE
2021 INTERNATIONAL
PLUMBING CODE, THE
2021 INTERNATIONAL
FUEL GAS CODE, THE 2021
INTERNATIONAL ENERGY
CONSERVATION CODE, THE
2023 NATIONAL ELECTRICAL
CODE, AND THE 2021
INTERNATIONAL FIRE CODE;
REPEALING ALL ORDINANCES
IN CONFLICT THEREWITH; AND
PROVIDING PENALTIES FOR
VIOLATIONS THEREOF**

Copies of the Ordinances are on
file at the office of the City Clerk
and may be inspected during
regular business hours.

Published in The Villager
Published: June 22, 2023
Legal # 11246