

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2019-165**

**AN ORDINANCE AMENDING CHAPTER 18 OF THE JOHNSTOWN MUNICIPAL CODE TO ADOPT: (1) THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION; (2) THE INTERNATIONAL BUILDING CODE, 2018 EDITION; (3) THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION; (4) THE INTERNATIONAL PLUMBING CODE, 2018 EDITION; (5) THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION; (6) THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION; (7) THE INTERNATIONAL FIRE CODE, 2018 EDITION; (8) THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION; (9) THE NATIONAL ELECTRICAL CODE, 2017 EDITION; (10) THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION; AND (11) THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION.**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, pursuant to Title 31, Article 16, Part 2, C.R.S., the Town Council adopted building codes in Chapter 18 of the Johnstown Municipal Code; and

**WHEREAS**, the Town Council desires to adopt the following new or amended versions of building codes: (1) the International Residential Code, 2018 Edition; (2) the International Building Code, 2018 Edition; (3) the International Mechanical Code, 2018 Edition; (4) the International Plumbing Code, 2018 Edition; (5) the International Energy Conservation Code, 2012 Edition; (6) the International Fuel Gas Code, 2018 Edition; (7) the International Fire Code, 2018 Edition; (8) the International Property Maintenance Code, 2018 Edition; (9) the National Electrical Code, 2017 Edition; (10) the International Existing Building Code, 2018 Edition; and (11) the International Swimming Pool and Spa Code, 2018 Edition; and

**WHEREAS**, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, is promulgated for the preservation of public health, welfare, peace, safety and property and is in the best interests of the Town of Johnstown.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1.**     Article I of Chapter 18. Sections 18-1 and 18-3 of Article I of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-1. International Residential Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Residential Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters F and H (“IRC”) is hereby adopted by reference as the Town of Johnstown Residential Building Code to have the same force and effect as if fully set forth herein.

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

The International Residential Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1)     IRC Section R101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2)     IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town.”

(3)     IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #10 is deleted in its entirety and replaced with: “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

(4)     IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

(5)     IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

(6) IRC Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

(7) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

“R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.”

(8) IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with “Town.”

(9) IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(10) IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

(11) IRC Section R113.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

(12) IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

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

Table R301.2 (1)  
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp Deg. F	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	26713	1000	43F

(14) IRC Section R302.13 (Fire Protection of Floors) is amended by deleting the section in its entirety.

(15) IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.”

(16) IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

(17) IRC Section R310.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

“All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.5.”

The section is further amended by deletion of Exception #2 and its conditions.

(18) IRC Section R310.2.3 (Window wells) is amended by the addition of the following:

“All windows in basements shall be an escape and rescue window, if requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section.”

(19) IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

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

(20) IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:

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

Exceptions:

- (a) The access side of stairways need not be protected.
- (b) Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
- (c) Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

(21) IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

(22) IRC Section 315.3 (Location) is amended by deleting the first sentence and replacing it with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level.”

(23) IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

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

(24) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

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

(25) IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2012 International Energy Conservation Code.

(26) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following:

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

(27) IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

(28) IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

(29) IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with the following:

“DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

(30) IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm).”

(31) IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches.”

**Section 2.** Article II of Chapter 18. Sections 18-11 and 18-13 of Article II of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-11. International Building Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Building Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 33 inclusive and Appendix Chapter H and I (“IBC”), is hereby adopted by reference as the Town of Johnstown Building Code to have the same force and effect as if fully set forth herein.

**Sec. 18-13. Amendments.**

The International Building Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

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

(3) IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code.”

(4) IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2012 International Energy Conservation Code.”

(5) IBC Section 105.1 (Required) is amended by replacing the words “building official” with “Town.”

(6) IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

(7) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

(8) IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

(9) Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

(10) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “Town.”

(11) IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(12) IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

(13) IBC Section 114.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

(14) IBC Section 202 (Definitions) is amended by addition of the following:

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

(15) IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level.”

(16) IBM Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

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

(17) IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is amended to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1- Hour fire rating.

(18) IBC Section 1030.2. (Minimum size) is amended by the deletion of the exception.

(19) IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code.”



(20) IBM Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Johnstown” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Johnstown, where indicated in [Date of Issuance].

**Section 3.** Article III of Chapter 18. Sections 18-21 and 18-23 of Article III of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-21. International Mechanical Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Mechanical Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive (“IMC”), is hereby adopted by reference as the Town of Johnstown Mechanical Code to have the same force and effect as if fully set forth herein.

**Sec. 18-23. Amendments.**

The International Mechanical Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

**Section 4.** Article IV of Chapter 18. Sections 18-31 and 18-33 of Article IV of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-31. International Plumbing Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Plumbing Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive (“IPC”), is hereby adopted by reference as the Town of Johnstown Plumbing Code to have the same force and effect as if fully set forth herein.

**Sec. 18-33. Amendments.**

The International Plumbing Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IPC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IPC Section 305.4.1 (Sewer depth) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm).”

(3) IPC Section 312.3 (Drainage and vent air test) is amended by deletion of the first sentence.

(4) IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

**Section 5.** Article V of Chapter 18. Sections 18-41 and 18-43 of Article V of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec 18-41. International Energy Conservation Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Energy Conservation Code, 2012 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 5 inclusive (“IECC”), is hereby adopted by reference as the Town of Johnstown Energy Conservation Code to have the same force and effect as if fully set forth herein.

**Sec 18-43. Amendments.**

The International Energy Conservation Code, 2012 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IECC Section C101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IECC Section 101.5.1 (Low energy buildings) is amended by adding Exception #3 to read as follows:

“Commercial structures that lack one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.”

(3) IECC Section 109.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(4) IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

(5) IECC Section R402.4.1.2 (Testing) is amended by the deletion of this section in its entirety.

**Section 6.** Article VI of Chapter 18. Sections 18-51 and 18-53 of Article VI of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-51. International Fuel Gas Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fuel Gas Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive (“IFGC”), is hereby adopted by reference as the Town of Johnstown Fuel Gas Code to have the same force and effect as if fully set forth herein.

**Sec. 18-53. Amendments.**

The International Fuel Gas Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.
- (2) IFGC Section 404.12 (Minimal burial depth) is amended by the addition of the following: “All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”
- (3) IFGC Section 406.4.1 (Test pressure) is amended by changing the requirement of “3 psig” with “10 psig.”

**Section 7.** Article VII of Chapter 18. Sections 18-61 and 18-63 of Article VII of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

**Sec. 18-61. International Fire Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fire Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 80 inclusive and the Appendices (“IFC”), is hereby adopted by reference as the Town of Johnstown Fire Code to have the same force and effect as if fully set forth herein.

**Sec. 18-63 Amendments.**

The International Fire Code, 2018 Edition, adopted herein is hereby modified and amended with the following additions, deletions, insertions and changes as follows:

- (1) IFC Section 101.1 Title. These regulations shall be known as the Fire Code of the Town of Johnstown, hereinafter referred to as “this code.”
- (2) IFC Section 105.6.16 Flammable and combustible liquids.
  2. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 50 gallons outside of a building, except that a permit is not required for the following:
  3. To store, handle or use Class II or Class IIIA liquids in excess of 50 gallons in a building or in excess of 249 gallons outside a building, except for fuel oil used in connection with oil-burning equipment.
- (3) IFC Section 105.6.30 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors. Businesses shall be required to comply with Annex B of NFPA 96 (2017): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.
- (4) IFC Section 105.6.36 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1000 persons, or where the event includes *high-risk activities* as defined in Chapter 2 of this code.

(5) IFC 105.6.43 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure or a tent having an area in excess of 700 square feet.

(6) IFC 105.6.51 Marijuana and/or hemp establishments or businesses. Businesses or establishments that sell, grow, or process marijuana or hemp, or businesses or establishments that perform extractions of marijuana or hemp, shall be required to comply with Chapter 38 of NFPA 1: Fire Code (2018 edition), as well as specific policies approved by the fire code official and the local government with jurisdiction, to include obtaining the required permit(s) for the operations of said business or establishment.

(7) IFC 106.2 Schedule of permit fees. Fees for any permits, inspections, and/or services authorized by this code shall be assessed in accordance with the fee schedule established by the Front Range Fire Rescue Fire Protection District Board or the Loveland Rural Fire Protection District Board.

(8) IFC 109.1 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 and is hereby created a board of appeals. The board of appeals shall be appointed by the Town of Johnstown governing body, shall hold office at its pleasure, and shall be comprised of the members of the Board of Adjustments. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

(9) IFC Section 109.3 is hereby deleted in its entirety.

(10) IFC 110.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders as provided by \$100. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) IFC 112.4 Failure to comply. Any person who shall continue to work after having been issued a stop work order subject to the adopting of the 2018 IFC, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.

(12) IFC Section 114 Reporting of Emergencies and False Alarms.

(1) 114.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 114.

(2) 114.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

(3) 114.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(13) IFC Section 202 General Definitions is hereby amended by the following additions:

- (1) BOARD. Where the term "Board" is used, it shall be held to mean the Board of Directors of the fire protection district with jurisdiction.
- (2) BOARD OF APPEALS. Wherever the term "Board of Appeals" is used, it shall refer to the Town of Johnstown Board of Adjustments, as established and amended in the Town of Johnstown Municipal Code.
- (3) DISTRICT. Wherever the word "District" is used, it shall be held to mean the fire protection district with jurisdiction.
- (4) HIGH-RISK ACTIVITIES. Special events shall be deemed to be "high-risk activities" if they include the following proposed activities: display of fireworks, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.
- (5) JURISDICTION. Wherever the word "Jurisdiction" is used it shall be held to mean to the inclusive boundaries of the fire protection district.
- (6) RURAL FIRE FLOW AREA. The geographic area as determined by the fire code official that traditionally has had limited fire flow.
- (7) URBAN FIRE FLOW AREA. The geographic area as determined by the fire code official that traditionally has had adequate fire flow.

(14) IFC 307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

**Exceptions:**

1. Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

2. Agricultural burning that is approved by *the fire code official* and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

(15) IFC 307.2 Permit required. A permit shall be obtained from the County health department of jurisdiction in accordance with Section 105.6.32 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land, or the owner's designated agent, on which the fire is to be kindled.

(16) IFC 308.1.6.3 Sky lanterns. The use, lighting, tethering or release of sky lanterns is prohibited.

(17) IFC 311.5 Placards. The fire code official is authorized to require any vacant or

abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards to be marked as required by Sections 311.5.1 through Section 311.5.5.

(18) IFC 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

(19) *IFC 503.1.1 Exception 1.1* If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the dimension is allowed to increase to 300 feet.

(20) IFC 503.1.2 Additional access. A minimum of two approved fire apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(21) IFC 503.1.2.1 Access to buildings. A minimum of two approved fire apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: One- and two-family dwellings.

(22) IFC 503.1.3 Limited access. The fire code official is authorized to modify the fire apparatus access requirements due to existing waterways, topography, hazards or other factors.

(23) IFC 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

(24) IFC 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

(25) IFC 503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

(26) IFC 503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

(27) IFC 505.1 Address identification. New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numerals shall be Arabic numbers and street names, if required

to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

- 505.1.1.1 Addresses shall be assigned by the governmental entity having jurisdiction and shall comply with the Town of Johnstown Addressing System as well as the addressing standards of the county in which the property is located. At no time shall any new street be assigned the same name as, or one substantially similar to, any existing street name in the fire district providing primary emergency response.
- 505.1.1.2 The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.
- 505.1.1.3 The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. Where required by the fire code official, address identification shall be provided in additional, approved locations to facilitate emergency response.
- 505.1.1.4 Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- 505.1.1.5 Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.
- 505.1.1.6 Residential buildings that contain no more than two dwelling units shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.1.7 Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.1.8 Monument signs shall not be used in lieu of address numerals on the building.
- 505.1.1.9 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor

below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.

505.1.1.10 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).

505.1.1.11 Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).

505.1.1.12 Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.1.13 Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

(28) IFC 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B of this code.

(29) IFC 507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located with 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

(30) IFC 509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

(31) IFC 901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

(31) IFC 903.2.8.4.5. Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

(32) *IFC Section 903.2.9 Condition #6* - A Group S-1 fire area exceeds 5,000 square feet (464.5 m<sup>2</sup>) for self-storage buildings or structures.



(33) IFC 903.4.3 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

(34) IFC 907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure, and shall be designed and installed in accordance with NFPA 72. Alarm notification appliances shall be listed for their purpose.

(35) IFC 3103.2 Approval Required. Tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

(36) IFC 3106.4.1.1 Standby emergency medical services. Public assembly events with an anticipated attendance of 350 persons or more shall require the standby services of at least one (1) basic life support ambulance staffed with at least two (2) EMT-Basics. Public assembly events with an anticipated attendance of more than 1,000 persons shall require the standby services of at least one (1) advanced life support ambulance staffed with at least one (1) EMT-Paramedic and one (1) EMT-Basic. The fire code official is authorized to grant exceptions and/or alternate plans for the provision of standby emergency medical services.

(37) IFC 5001.1 Scope Exception #10: The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is in conformance with "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities" as published by the Distilled Spirits Council of the United States (DISCUS).

(38) IFC 5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

(39) *IFC 5601.1.3, Exception 4:* The possession, storage, sale, handling and use of *permissible fireworks* in accordance with state statute and local municipal codes.

(40) IFC 5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in any permanent building.

(41) *IFC 5602 Definitions* - Permissible Fireworks. As defined in Colorado Revised Statutes, 12-28-101 § CRS.

(42) *IFC 5610 Permissible fireworks.* Permissible fireworks shall be possessed, stored, sold, handled and used in accordance with this section and with state and local laws.

(43) IFC 5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

(44) IFC 5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

(45) IFC 5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

(46) IFC 5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16 years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

(47) IFC 5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

(48) IFC 5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

(50) IFC 5701.2 Non-applicability Exception #10: The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is conformance with “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” as published by the Distilled Spirits Council of the United States (DISCUS).

(51) IFC 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as addressed by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(52) IFC 5704.2.14.1 Removal Exception #7: Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

(53) IFC 5704.3.3 Indoor storage. Exception #2:2. The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is conformance with “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” as published by the Distilled Spirits Council of the United States (DISCUS).

(54) IFC 5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design. (Exception is deleted)

(55) IFC 5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground or underground tanks outside of buildings is prohibited within the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(56) IFC 5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

(57) IFC 5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

(58) IFC 5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 505.1 and Appendix D of this code.

(59) IFC 5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Section 503.6 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

(60) IFC 5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Oil and Gas Conservation Commission (COGCC) rules. COGCC Rule 600 shall be specifically addressed for all site safety requirements.

(61) IFC 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(62) IFC 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. These provisions shall not be interpreted so as to conflict with the provisions of Colorado Revised Statutes Title 8, Article 20 or Title 34 as amended. In the event of any conflict, the more restrictive provision shall prevail.

(63) IFC Chapter 80 Referenced standards:

COGCC	Colorado Oil and Gas Conservation Commission 1120 Lincoln Street, suite 801 Denver, CO 80203 Rule 600: Safety Regulations Referenced in Section 5706.3.13
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DISCUS	Distilled Spirits Council of the United States 1250 Eye Street, NW suite 400 Washington, DC 20005
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Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities, 3<sup>rd</sup> edition, June 2005  
Referenced in Sections 5001.1, 5701.2, 5704.3.3

NFPA	National Fire Protection Association 1 Batterymarch Park Quincy, MA 02169-7471
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NFPA 1-18: Fire Code, Chapter 38: Marijuana Growing, Processing, or Extraction Facilities

Referenced in Subsection 105.6.51

NFPA 96-17: Standard for Ventilation Control and Fire Protection in  
Commercial Cooking Operations, Annex B

Referenced in Subsection 105.6.30.

(64) IFC APPENDIX B: Fire-Flow Requirements for Buildings is adopted with changes

(1) Table B105.2, Footnote a. The reduced fire flow shall be not less than 1,500 gallons per minute

(65) IFC APPENDIX C: Fire Hydrant Locations and Distribution is adopted with changes

(1) C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

(2) Table C102.1 is hereby amended by renaming it Table C102.1 Required Number of Fire Hydrants and deleting columns Average Spacing Between Hydrants and Maximum Distance from any Point on a Street or Road Frontage to a Hydrant, and deleting all footnotes.

(3) Table C103.1 Required Spacing of Hydrants and associated footnotes:

TABLE C103.1

REQUIRED SPACING OF HYDRANTS

APPLICATION	SPACING BETWEEN HYDRANTS (feet) <sup>a,b</sup>	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Buildings other than one- and two-family dwellings, Group R-3 and R-4, and townhouses	350	400 <sup>c</sup>
Urban One - and Two- Family Dwellings, Group R-3 and R-4, and townhouses	600	600

Rural One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000
-------------------------------------------------------------------------	-------	-------

- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each side of the street and be arranged on an alternating basis.
- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

(4) C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3.

(5) C103.2 Spacing between hydrants. The spacing between fire hydrants shall be in accordance with Table C103.1. (Exception deleted).

(6) C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1

(7) C105 Referenced Standard is deleted in its entirety.

(66) IFC APPENDIX D: Fire Apparatus Access Roads is adopted with changes:

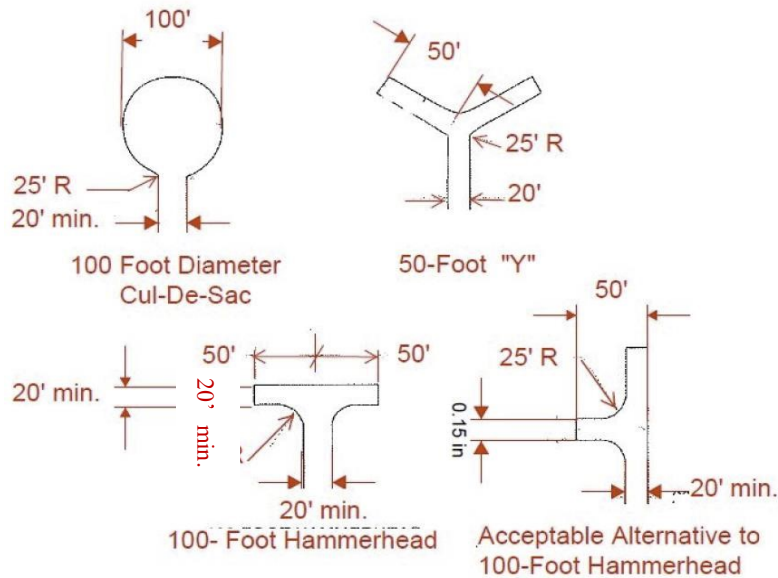
(1) D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

(2) D102.2 Roadway surface. All access roadways must be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

(3) D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary

access shall be available as long as the site is under construction. Thereafter, permanent fire lanes confirming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

(4) Table D103.1 is hereby amended to read as follows:



(5) Table D103.4:

TABLE 103.4  
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	100-foot hammerhead, 100-foot cul-de-sac in accordance with Figure D103.1

(6) Section D103.3 is hereby amended to read as follows:

(7) D103.3 Turning radius. The minimum turning radii shall be 25 feet inside radius and 50 feet outside radius.

(8) D103.5 Exception: Private driveways serving one (1) single-family residence.

(9) D103.6 Signs. Where required by the fire code official, fire apparatus access roads

shall be marked with permanent NO PARKING – FIRE LANE signs complying with Chapter 2B of the Manual on Uniform Traffic Control Devices. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

(10) Figure D103.6 Fire Lane Signs is deleted.

(11) D104.1 Multiple access. A minimum of two approved fire-apparatus access roads shall be provided to each developed lot within the jurisdiction. If multiple fire apparatus access roadways cannot be provided and the single, dead-end roadway is in excess of 660 feet in length, as measured from the centerline of the last roadway providing access to the dead-end road, all occupiable structures located beyond 660 feet shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(12) D104.2 Access to buildings. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: One- and two-family dwellings.

(13) D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. If all structures are protected by an approved automatic fire-sprinkler system, the access roadways may be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

(14) D106 is hereby deleted.

(15) D107 is hereby deleted in its entirety.

(16) D108 is hereby deleted in its entirety.

(67) IFC APPENDIX E: Hazard Categories is adopted.

(68) IFC APPENDIX F: Hazard Ranking is adopted.

(69) IFC APPENDIX G: Cryogenic Fluids – Weight and Volume Equivalents is adopted in its entirety.

(70) IFC APPENDIX H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions is adopted.

(71) IFC APPENDIX I: Fire Protection Systems – Noncompliant Conditions is adopted in its entirety.

**Section 8.** Article VIII of Chapter 18. Article VIII of Chapter 18 of the Johnstown Municipal Code shall be omitted and replaced in full with the following:

**ARTICLE VIII. International Property Maintenance Code.**

**Sec. 18-71. International Property Maintenance Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive (“IPMC”), is hereby adopted by reference as the Town of Johnstown Property Maintenance Code to have the same force and effect as if fully set forth.

**Sec. 18-72. Application of Regulations.**

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**Sec. 18-73. Amendments.**

The International Property Maintenance Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the section and is replaced with the following:

“Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the current adopted building and zoning codes.”

(3) IPMC Section 103.5 (Fees) is amended by the deletion of the section and is replaced with the following:

“Costs incurred in the performance of work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.”

(4) IPMC Section 111.2 (Membership of Council) is amended by the deletion this section in its entirety and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”



- (5) IPMC Section 111.2.1 (Alternate Members) is amended by the deletion of this section in its entirety.
- (6) IPMC Section 111.2.2 (Chairman) is amended by the deletion of this section in its entirety.
- (7) IPMC Section 111.2.3 (Disqualification of member) is amended by the deletion of this section in its entirety.
- (8) IPMC Section 111.2.4 (Secretary) is amended by the deletion of this section in its entirety.
- (9) IPMC Section 111.2.5 (Compensation of members) is amended by the deletion of this section in its entirety.
- (10) IPMC Section 111.3 (Notice of Meeting) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 111.4 (Open Hearing) is amended by the deletion of this section in its entirety.
- (12) IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.
- (13) IPMC Section 302.4 (Weeds) is amended by the deletion of this section in its entirety.
- (14) IPMC Section 302.8 (Motor Vehicles) is amended by the deletion of this section in its entirety.
- (15) IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.
- (16) IPMC Section 308 (Rubbish and Garbage) is amended by the deletion of this section in its entirety.
- (17) IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.
- (18) IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the State of Colorado.”

**Section 9.** Article IX of Chapter 18. Sections 18-81 and 18-83 of Article IX of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

#### **Sec. 18-81. National Electrical Code.**

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the National Fire Protection Association standard number 70, hereafter known as the National Electrical Code, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, is hereby adopted by reference as the Town of Johnstown Electrical Code as if fully set forth herein. The effective edition of the Town of Johnstown Electrical Code shall be the National Electrical Code, 2017 Edition. The effective edition shall be replaced by subsequent edition(s) of the National Electrical Code adopted by the State of Colorado Electrical Council, Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202, and such subsequent editions shall be effective one year after the State of Colorado Electrical Council, Division of Professions and Occupations, Department of Regulatory Agencies adopts such edition.

#### **Sec. 18-83. Amendments.**

The National Electrical Code adopted herein is hereby amended as follows:

(1) The electrical permit fees for each permit shall be as established from time to time by resolution of the Council of Trustees and set forth in the Town fee schedule maintained by the building officials for such purposes.

**Section 10.** Article X of Chapter 18 (Old Version). Article X of Chapter 18 of the Johnstown Municipal Code shall be moved and re-numbered to Article XII and the Sections therein shall be re-numbered and re-titled to read “Section 18-111. Violation” and “Section 18-112. Penalty,” and shall provide that Sections 18-113 - 18-120 are reserved for future use.

**Section 11.** Article X of Chapter 18 (New Version). A revised version of Article X of Chapter 18 of the Johnstown Municipal Code shall be added to the Johnstown Municipal Code and shall read as follows:

#### **ARTICLE X. International Existing Building Code.**

##### **Sec. 18-91. International Existing Building Code.**

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Existing Building Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive (“IEBC”), is hereby adopted by reference as the Town of Johnstown Existing Building Code as if fully set forth herein.

##### **Sec. 18-92. Application of Regulations.**

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**Sec. 18-93. Amendments.**

The International Existing Building Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code.”

(2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(3) IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following:

“Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

**Section 12.** Article XI of Chapter 18 (Old Version). Article XI of Chapter 18 of the Johnstown Municipal Code shall be moved and re-numbered to Article XIII and the Section therein shall be re-numbered and re-titled to read “Section 18-121. Fees and charges” and shall provide that Sections 18-122 - 18-130 are reserved for future use.

**Section 13.** Article XI of Chapter 18 (New Version). A revised version of Article XI of Chapter 18 of the Johnstown Municipal Code shall be added to the Johnstown Municipal Code and shall read as follows:

**ARTICLE XI. International Swimming Pool and Spa Code.**

**Sec. 18-101. International Swimming Pool and Spa Code.**

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Johnstown Swimming Pool and Spa Code as if fully set out in this ordinance.

**Sec. 18-102. Application of Regulations.**

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**Section 14. Severability.** If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

**Section 15. Code revisions.** Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

**Section 16. Publication and Effective Date.** This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the Ordinance and of the adopted building codes are available at the office of the Town Clerk.

**INTRODUCED, AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor