

**Town of Basalt, Colorado
Ordinance No. 19
Series of 2017**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO,
REPEALING AND READOPTING PORTIONS OF CHAPTER 18, BUILDING
REGULATIONS, OF THE MUNICIPAL CODE OF THE TOWN OF BASALT, COLORADO,
AND ADOPTING BY REFERENCE AND AMENDING CERTAIN SECTIONS OF THE 2015
EDITIONS OF THE INTERNATIONAL (BUILDING, RESIDENTIAL, MECHANICAL, FIRE
AND EXISTING BUILDING) CODES, INCLUDING SOME APPENDIX CHAPTERS, AND
THE PLUMBING, FUEL GAS AND ELECTRICAL CODES ADOPTED BY THE STATE OF
COLORADO; AND REPEALING SECTIONS OF THE MUNICIPAL CODE
INCONSISTENT THEREWITH**

A. The Town of Basalt ("Town"), acting by and through its Town Council ("Town Council"), has the power to amend the Municipal Code of the Town of Basalt ("Town Code") pursuant to the Home Rule Charter for the Town of Basalt and Section 1-58, Town Code, and all such amendments shall become a part of the Town Code.

B. The Town Council desires to adopt, for the benefit of the Town, by regulating construction activity and the business of developing and improving real property within the Town, the 2015 editions of the International Building, Residential, Mechanical, Energy Conservation, Fire and Existing Building Codes; and editions of International Plumbing and Fuel Gas Codes and National Electrical Code currently adopted by the State of Colorado.

C. The International codes adopted by reference are an update of those International codes currently in effect.

D. The Town Council finds and determines it is in the best interests of the Town to amend the Town Code as provided herein and is reasonably necessary to promote the legitimate public purposes of the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
BASALT, COLORADO AS FOLLOWS:**

**A. The Town of Basalt hereby adopts the following amendments to Chapter 18,
of the Basalt Municipal Code.**

1. Repeal and reenact

a) Portions of Section 18-15 of the Basalt Municipal Code, Construction Codes, are hereby repealed and reenacted to read as follows:

2. Adoption of codes

Section 18-15. Adoption of Codes by Reference.

(a) Pursuant to Title 31, Article 16, Part 2, C.R.S., the following codes are hereby adopted, by reference thereto, as the Codes of the Town, as amended hereby:

(1) The International Building Code, 2015 Edition, and Appendix Chapters G (Flood Resistant Construction), and J (Grading) thereto, as amended herein, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

(2) The International Residential Code, 2015 Edition, and Appendix Chapters C (Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems), F (Passive Radon Gas Controls), J (Existing Buildings and Structures), and K (Sound Transmission), as amended herein, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

(3) The International Existing Buildings Code, 2015 Edition, and Appendix Chapter B (Supplementary Accessibility Requirements), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

(4) The International Mechanical Code, 2015 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

(5) The edition of the International Fuel Gas Code adopted by the State of Colorado, in effect at the time of permit application.

(6) The edition of the International Plumbing Code adopted by the State of Colorado, in effect at the time of permit application.

(7) The edition of the National Electrical Code, adopted by the State of Colorado, in effect at the time of permit application.

(b) These adopted codes include comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of buildings and structures for the purpose of protecting public health, safety and general welfare.

3. Building Code Amendments

Section 18-16. Amendments to the International Building Code.

(a) Adoption of the International Building Code, 2015 Edition is subject to the following deletions, amendments, additions and modifications:

(1) Section 101.1, Title, is amended by the insertion of "Town of Basalt" as the name of the jurisdiction.

(2) Section 107.1, General, is amended to read as follows:

"107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The construction documents shall be prepared by a *registered design professional* licensed by the State of Colorado where required by state statute. All foundation designs shall be prepared by a structural engineer licensed in the State of Colorado. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional* licensed in the State of Colorado.

"Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code."

(3) Section 109.3, Building permit valuations, is amended by the addition of the following paragraphs, to read as follows:

"The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

Building Valuation may be determined by using the current *Building Valuation Data*, published by the International Conference of Building Officials, in Building Safety Journal and online at *the ICC website: iccsafe.org*. The regional modifier for the Town shall be 1.5. This valuation shall be the minimum valuation. Valuations may be higher based on reasonable contractor estimates."

(4) Section 111.1, Use and occupancy, is amended as follows: the last sentence is hereby eliminated and replaced with:

"Issuance of a certificate of occupancy in accordance with this code and with town administrative policy regarding issuance of certificates of occupancy shall not be construed as an approval of a violation of the provisions of this code, any development approval granted by the Town or of other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code, any development approval granted by the Town or other ordinances of the Town of Basalt shall not be valid."

(5) Section 903.2.13.1 is added as follows:

"[F] 903.2.13.1 Building area over 5,000 square feet. New buildings in excess of 5,000 square feet in area or any new building in a location that is difficult to access, as determined by the fire code official, shall be equipped with an approved

automatic sprinkler system including the installation of a fire department connection. A minimum of a three-sprinkler-head hydraulic calculation shall be submitted for approval by the fire code official, and the official may require a larger number of sprinkler heads, depending upon the structural design submitted. Fire separations shall not constitute separate buildings for this purpose, including all R-3 (townhome) occupancies."

(6) Amend Section 903.4.3, Floor control valves, to read as follows:

"903.4.3 Floor control valves. *Approved* supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings of three stories or more.

(7) Section 1301.1.1, Criteria, is amended to read as follows:

"1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the 2015 International Energy Conservation Code. The following exterior design conditions shall apply within the Town of Basalt:

Winter, Design Dry-bulb	3 ^o F
Summer, Design Dry-bulb	90 ^o F
Summer, Design Wet-bulb	64 ^o F
Degree days heating	8,106
Degree days cooling	0
Climate zone	6
Degrees North Latitude	39 ^o F"

(8) Add Section 1302, Snowmelt:

"1302 Snowmelt. Electric snowmelt is not permitted, except cables used to assist drainage of roofs. "

(9) Section 1503.4, Roof drainage, is amended with the addition of new subsections as follows:

"1503.4.4 Over public property. Roof drainage from a building shall not be permitted to flow over public property. Snow shall not be permitted to shed from a building onto public property."

"1503.4.5 Over occupied areas. All building exits and potentially occupied areas such as sidewalks, driveways and decks under downslope eaves shall be protected from sliding snow and ice."

1503.4.6 Over private land area. Roof drainage, including snow, from a building shall not be permitted to flow over adjacent private property not under the ownership or control of the building owner unless there is an easement or other legal document in place allowing for such drainage.

"1503.4.7 Utility meters. Gas and electric utility meters under downslope eaves shall be protected from roof drainage, sliding snow and ice."

(10) Section 1608.2, Ground snow loads, is amended to read as follows:

"1608.2 Ground snow loads. Basalt is located in area designated CS on Figure 1608.2, where site specific Case Studies are required to establish ground snow loads. The ground snow load for the Town of Basalt, Colorado, shall be fifty five (55) pounds per square foot, as designated in Table 1.1a of *Colorado Design Snow Loads*, 2016 edition, a case study published by the Structural Engineers Association of Colorado."

(11) Section 1807.2, Retaining walls, is amended to read as follows:

"1807.2 Retaining walls. Retaining walls shall be designed by a design professional licensed by the State of Colorado in accordance with Sections 1807.2.1 through 1807.2.3."

(12) Method 1 of Section 1809.5, Frost Protection, is amended to read as follows:

"1. Extending thirty six (36) inches below finished grade, the frost line for the Town of Basalt.

(13) Section 3403, Additions, alterations or repairs, is amended by the addition of Section 3403.5, Utilities, to read as follows:

"3403.5 Utilities. For the purpose of this section, any remodeling of an existing building or structure which requires the replacement of an existing utility or installation of a new utility system or part thereof shall be placed underground as is required for new buildings or structures."

4. Amendments to the International Residential Code

Sec. 18-17. Amendments to the International Residential Code.

a. Adoption of the International Residential Code, 2015 edition is subject to the following deletions, amendments, additions and modifications:

(1) Section R101.1, Title, is amended by the insertion of "Town of Basalt" as the name of jurisdiction.

(2) Section R106.1 is amended to read as follows:

"R106.1 Submittal documents. Submittal documents consisting of *construction documents* and other data shall be submitted in two sets with each application for a *permit*. Foundation designs included in the *construction*

documents shall be prepared by a design professional licensed in the State of Colorado. Where special conditions exist, the building official is authorized to require *construction documents* to be prepared by a *registered design professional* licensed in the State of Colorado.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code."

(3) Section R106.1.5 is added as follows:

"Retaining walls on the site greater than 4 feet in height shall be designed by a *registered design professional* licensed in the State of Colorado."

(4) Section R108.2, Schedule of permit fees, is amended to read as follows:

"R108.2 Schedule of permit fees. On buildings, structures, mechanical systems or alterations requiring a permit, a fee for each *permit* shall be paid as required, in accordance with the current Town of Basalt Fee Schedule, as approved by Town Council."

(5) Table R301.2(1) should be completed as follows:

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

GROUND SNOW LOAD	WIND DESIGN			
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Wind-borne debris zone ^m
55 psf	115	No	No	No

SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e
	Weathering ^a	Frost line depth ^b	Termite ^c	

B	Severe	36"	None to slight	3° F
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ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ⁱ
Yes	Ord. No. 25, Series 2000	2500*** degree days (F)	44° F

(6) Section R303.3, Bathrooms, is deleted in its entirety and replaced with:

"R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, or artificial light. Bathrooms, water closet compartments and other similar rooms shall be provided with a mechanical ventilation system. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be exhausted directly outside."

(7) Section R313, Automatic Fire Sprinkler Systems, is deleted in its entirety.

(8) Section R408.1 is amended to read as follows:

"R408.1 Ground cover. Earth shall not be exposed under wood-framed buildings. Polyethylene sheet-plastic, not less than 6-mil in thickness, or other approved *Class I vapor retarder* material shall cover the ground in under-floor spaces."

(9) Section R408.2, Openings for under-floor ventilation, is amended to read as follows:

"R408.2 Ventilation. The under-floor space between the floor joists and earth under residential buildings (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net total area of ventilation openings shall be not less than 1/1500 of the under-floor area. A minimum of two openings must be located to provide cross-ventilation of the space. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed ¼ inch:

1. Perforated sheet-metal plates not less than 0.070 inch thick.
2. Expanded sheet-metal plates not less than 0.047 inch thick.
3. Cast-iron grill or grating.

4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch.

Exceptions:

1. Ventilation openings are not required where continuously operated, timed, or humidistat-controlled mechanical ventilation is provided at a rate of 1.0 cfm for each 50 squares feet of under-floor space floor area.
2. The under-floor space is conditioned and within the thermal envelope of the building.”

(10) Section R1001.1 is amended to read:

"R1001.1 General. Masonry fireplaces shall be constructed in accordance with this section and the applicable provisions of Chapters 3 and 4. Masonry fireplaces shall not burn solid fuel. In areas where natural gas service is currently available or where natural gas lines are located within three hundred (300) feet of a building, no solid-fuel-burning fireplace, stove or furnace shall be installed unless it is an approved, listed nonpolluting system meeting or exceeding Colorado Phase III or Phase II EPA emissions standards. Fireplaces must otherwise be a natural gas appliance. The installation of these devices shall be in accordance with the instructions provided by the manufacturer for installation."

(11) Section R1002, Masonry Heaters, is deleted in its entirety.

(12) Section R1004.1 is amended to read:

"R1004.1 General. Factory-built fireplaces shall be *listed and labeled* and shall be installed in accordance with the conditions of the listing. No solid-fuel-burning fireplace, stove or furnace shall be installed unless it is an approved, listed nonpolluting system meeting or exceeding Colorado Phase III or Phase II EPA emissions standards. Approved solid-fuel burning fireplaces shall be tested in accordance with UL 127. Factory-built fireplaces must otherwise be a natural gas appliance in areas where natural gas service is currently available, or where natural gas lines are located within three hundred (300) feet of a building."

(13) Section N1101.7 is amended to read:

"N1101.7 (R301.1) Climate Zones. Climate Zones from Figure N1101.7 or Table N1101.7 shall be used in determining the applicable requirements in

Sections N1101 through N1111. The Town of Basalt is in (Dry/B) Climate Zone 6.”

(14) The first sentence of Dwelling Unit Fire Sprinkler Systems, Section P2904.1, General, shall be amended to read as follows:

“**P2904.1 General.** The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D, as amended by the Basalt & Rural Fire Protection District and the Town of Basalt, or Sec. P2904, which shall be considered equivalent to NFPA 13D.”

5. Section V: Amendments to the International Existing Buildings Code.

Sec. 18-18. Amendments to the International Existing Buildings Code.

(a) Adoption of the International Existing Buildings Code, 2015 Edition, is subject to the following deletions, amendments, additions and modifications:

(1) Section 101.1, Title, is amended with the insertion of "Town of Basalt" as the name of the jurisdiction.

(2) Add Section 111.1.1 to read as follows:

“**[A] 111.1.1 Utilities undergrounded.** For the purpose of this section, any remodeling of an existing building or structure which requires the replacement of an existing utility, or installation of a new utility system, or part thereof, shall be placed underground as is required for new buildings or structures.”

(3) Section 1102.3 is amended to read as follows:

“**1102.3 Fire protection systems.** Existing fire areas increased by the *addition* shall comply with Chapter 9 of the *International Building Code*, as amended by the Town of Basalt. *Additions to existing buildings* that exceed 5,000 square feet; or *additions to existing buildings* that cause the total area to exceed 5,000 square feet; or *additions to existing buildings* that are in a location that is difficult to access, as determined by the fire code official, shall be equipped with an approved automatic sprinkler system including the installation of a fire-department connection. A minimum of a three-sprinkler-head hydraulic calculation shall be submitted for approval by the fire code official, and the official may require a larger number of sprinkler heads, depending upon the structural design submitted. For purposes of this Section, a fire wall of noncombustible material, not less than three-hour fire-resistive construction, and complying with Section 705 of the *International Building Code*, shall separate existing buildings of more than 5,000 square feet from an addition; or an approved automatic sprinkler system may be installed throughout the building.”

(4) Section 1401.2, Applicability, is amended with the insertion of "January 13, 1975" as the date to be inserted by the jurisdiction.

6. Section VI: Amendments to the International Mechanical Code.

Section 18-19. Amendments to the International Mechanical Code.

(a) Adoption of the International Mechanical Code, 2015 edition is subject to the following deletions, amendments, additions and modifications:

(1) Section R101.1, Title, is amended by the insertion of "Town of Basalt" as the name of the jurisdiction.

(2) Section 106.5.2 is amended to read as follows:

"106.5.2 Fee Schedule. The fees for mechanical work requiring a permit shall be paid as required, in accordance with the current Town of Basalt Fee Schedule, as approved by Town Council."

(3) Sections 106.5.3 (2) and (3) are amended with the insertion of "80% (eighty percent)" where prompted.

(4) Section 108.4 is amended to read as follows:

"108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs mechanical work 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 subject to penalties as prescribed by law."

(5) The last sentence of Section 108.5, Stop work orders, is amended to read as follows:

"Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law."

7. Section VII: Amendments to the International Fuel Gas Code.

Section 18-20. Amendments to the International Fuel Gas Code.

This section is reserved for any future amendments to the International Fuel Gas Code.

8. Section VIII: Amendments to the International Plumbing Code.

Section 18-21. Amendments to the International Plumbing Code.

This section is reserved for any future amendments to the International Plumbing Code.

9. Section IX: Amendments to the National Electrical Code.

Section 18-22. Amendments to the National Electrical Code.

This section is reserved for any future amendments to the National Electrical Code.

10. Sections 18-23 – 18-40 reserved.

Article V: Fire Prevention Code.

Sec. 18-81. Adoption of International Fire Code by reference.

(a) Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fire Code, 2015 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, and Appendix Chapters B (Fire-Flow Requirements), C (Fire Hydrant Locations) and D (Fire Apparatus Access Roads) are hereby adopted and amended herein as the fire code of the Town. Appendix Chapters E, F, G and H shall be utilized as guidelines to the extent such appendices are applicable.

(b) The International Fire Code 2015 Edition, hereinabove adopted by reference is to govern the maintenance of buildings and premises; and to safeguard life, health, property and public welfare by regulating the storage, use and handling of dangerous and hazardous materials, substances and processes and by regulating the maintenance of adequate egress facilities.

Sec. 18-82. Amendments to International Fire Code

(a) Adoption of the International Fire Code, 2015 Edition, is subject to the following deletions, amendments, additions and modifications:

(1) Section 101.1 is hereby amended to provide that "Town of Basalt" shall be the name of the jurisdiction inserted.

(2) Sections 102.7 and 102.8 are hereby amended by the addition of the following language:

"The most current NFPA code cycle shall be utilized.

Exception: When the current cycle is less than a year from the previous cycle, the previous cycle may be used with the approval of the *fire code official*."

(3) Section 103.2 is hereby amended to read as follows:

"The *fire code official* shall be appointed by the fire chief, and the *fire code official* shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority. Unless the *fire chief* shall otherwise appoint an alternative *fire code official*, the District Fire Marshal shall be deemed the designated *fire code official* upon adoption of this Code."

(4) The following sentence shall be added to the end of Section 104.6.3:

"Copies of all such records shall be forwarded to the *fire code official*."

(5) Section 104.10 is hereby amended as follows:

The phrase "fire department" shall be replaced by the phrase "*fire chief*".

(6) Section 108.1 is hereby amended to read:

"[A] 108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the Fire Chief and/or *fire code official* relative to the application and interpretation of this code, there shall be and hereby is created a board of appeals consisting of the existing Basalt and Rural Fire District Board of Directors. The *fire chief* shall be an ex officio member, but shall have no vote on any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the *fire chief* and/or *fire code official*."

(7) The definition of "guest" shall be added (alphabetically) to Section 202 as follows:

"GUEST. Any person hiring or occupying a room or bed for living or sleeping purposes."

(8) Section 307.1.1 is hereby amended to read as follows:

"307.1.1 Prohibited open burning. Open burning shall be prohibited from May 31 to October 1 of each calendar year or, otherwise, when atmospheric conditions or local circumstances make such fire hazardous.

Exceptions:

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

2. Open burning may be permitted or prohibited at any time when, in the opinion of the fire code official, the atmospheric conditions are conducive for safe burning. Such modifications shall be made by the *fire code official* in writing and posted in the District fire stations."

(9) The following sentence shall be added to the end of Section 508.5.2:

"Snow removal operations shall not prevent a fire hydrant from being immediately discernible or hinder immediate access to any such hydrant."

(10) A second paragraph is hereby added to Section 903.2, before the Exception, to read as follows:

"Additionally, any building in excess of 5,000 square feet or any new building regardless of size to be constructed in a location that is difficult to access, as determined by the *fire code official*, shall be equipped with an *approved automatic sprinkler system* including the installation of a fire department connection. A minimum of a three sprinkler head hydraulic calculation shall be submitted for approval by the *fire code official*, and the official may require a larger number of sprinkler heads, depending upon the structural design submitted. Fire separations shall not constitute separate buildings for this purpose, including all R-3 occupancies."

(11) Section 903.3.1.3, NFPA 13D sprinkler systems, is revised to read as follows:

"903.3.1.3, NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4 Condition 1 and *townhouses* shall be permitted to be installed throughout in accordance to the most current edition of NFPA 13D, as amended herein.

903.3.1.3.1 Fire department connection. Add to NFPA 13D Section 6.1.1:

'A fire department connection (FDC) will be required on all sprinkler systems and located within 6 feet of the Knox box or in an approved location by the jurisdiction having authority. A 1-1/2 inch hose connection is required.'

903.3.1.3.2 Water Supply Sources. Add to NFPA 13D Section 6.1.1:

'(6) Water supply systems that require a fire pump shall be provided with a fire department connection (FDC) in a location approved by the jurisdiction having authority.'

903.3.1.3.3 Number of Design Sprinklers. Add Section 8.1.3.1.3 to NFPA 13D Residential Sprinklers, Sprinkler Coverage:

'8.1.3.1.3 The number of design sprinklers shall include all sprinklers within a compartment, up to a maximum of two sprinklers, under a flat, smooth, horizontal ceiling. In occupancies with sloped, beamed, or pitched ceilings over 10' the system shall be calculated with three or more heads operating per manufactures specs m1d (note-appendix A.8.1.1.2.2, A.8.1.2, A.8.2.5 NFPA 13D) Structures greater than 3,500 square feet shall be calculated with a minimum of three heads operating.'

903.3.1.3.4 Location of sprinklers. Amend NFPA 13D Section 8.3.4 to read as follows:

'8.3.4* Residential sprinklers shall be installed in residential garages. Sprinklers are not required in open attached porches, carports and similar structures.'

903.3.1.3.5 Location of sprinklers. Delete NFPA 13D Sections 8.3.5, 8.3.5.1, 8.3.5.1.1 and 8.3.5.1.2 and replace with:

'8.3.5 Crawl spaces or attics with fuel-burning appliances shall be protected with residential sprinklers; and ceilings shall be protected with drywall within a 3-foot arc of the perimeter of the appliance. Attics with pull-down ladders/stairs will be protected with residential sprinklers.' "

(12) Add Exception 3 to Section 903.4.3 Monitoring as follows:

"3. Automatic sprinkler systems protecting one- and two- family dwellings that are not monitored shall operate in the following manner:

1. All water flow activations shall be capable of sounding an interior audible alarm notifying all occupants simultaneously;
2. All water flow activations shall be capable of activating an exterior audible/visual alarm. This alarm shall be located so as to be visible nearest the street side fire department connection."

(13) Amend Section 903.4.3, Floor control valves, to read as follows:

“903.4.3 Floor control valves. *Approved* supervised indicating control valves shall be provided at the point of connection to the riser on each floor in buildings of three stories or more.

(14) Section 907.1.4 is hereby added to read as follows:

“907.1.4 Minimum design qualifications. All plans for fire alarm systems submitted for approval shall have affixed the signature of a person possessing NICET Level 3 or higher level certification in fire alarm design. In the alternative, such signature may be provided by a fire alarm system designer possessing the equivalent of NICET Level 3 training, if all certificates and documentation of such training is presented and approved by the fire code official. The aforementioned requirement shall require compliance within six (6) months following adoption of the Code.”

(15) Section 907.1.5 is hereby added to read as follows:

“907.1.4 Minimum installation qualifications. All fire alarm system installations shall be supervised by a person possessing NICET Level 2 or higher level certification in fire alarm installation. In the alternative, such supervision may be completed by a person possessing the equivalent of NICET Level 2 training, if all certificates and documentation of such training is presented and approved by the fire code official. The aforementioned requirement shall require compliance within six (6) months following adoption of the Code.”

(16) Section 907.2.1 is hereby amended to read as follows:

“A manual and automatic fire alarm system shall be installed in accordance with NFPA 72 in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.”

(17) Delete method 3 in Section 913.4, Valve supervision, and renumber method 4 as method 3.

(18) Section 2304.3 is hereby amended to read as follows:

“2304.3 Unattended self-service motor fuel-dispensing facilities. Unattended private dispensing shall be by permit only. A safety plan and safety equipment technical data shall be submitted for review prior to approval. Unattended self-service motor fuel-dispensing facilities shall comply with Sections 2304.3.1 through 2304.3.7.”

(19) Exception 5 shall be added to the end of Section 5601.1.3, Fireworks, as follows:

“5. The storage, sale, use and handling of toy caps, sparklers and smoke snakes shall be permitted.”

(20) Section 5607.1 is amended to read as follows:

“**5607.1 General.** Blasting operations shall be conducted only by approved, competent operators possessing a valid explosives certificate issued by the State of Colorado who are familiar with the required safety precautions and the hazards involved; and in accordance with the provisions of NFPA 495.”

(21) Add Section 5704.2.1.2 to read as follows:

“**5704.2.1.2 General limitation.** No tank for the storage of flammable fluid in excess of ten (10) gallons shall be erected, repaired, renewed or replaced either wholly or partially above ground. Where in the opinion of the *fire code official* an existing tank constitutes a fire hazard through neglect or disrepair, he shall order such tank removed. Tanks or other facilities for the storage of Class 6 fuel oil may be installed above ground if approved by the *fire code official* and done in accordance with existing codes and regulations pertaining to above ground storage.

(22) Section 5706.2.4 is hereby amended to read as follows:

“**5706.2.4 Permanent and temporary tanks.** The capacity of permanent above-ground tanks containing Class I or II liquids shall not exceed 1,100 gallons (4164 L). The capacity of temporary above-ground tanks containing Class I or II liquids shall not exceed 500 gallons (1892 L). Tanks shall be of the single compartment design. A *permit* shall be obtained from the fire code official for the storage or keeping of Class I or II liquids in excess of five (5) gallons in any building and of ten (10) gallons on any premises. The *fire code official* is further authorized to issue temporary permits for the above-ground storage of such liquids in tanks which shall not exceed a five hundred (500) gallon capacity for the purpose of providing fuel for heavy equipment used in building construction, earth moving, earth grading or similar operations and such permits may be issued only for sites without proximate hazards. Such temporary permits shall be issued with the time limits set which shall conform to the reasonably necessary time for completion of the individual job for which the *permit* is issued.”

B. Repeal Redundant Sections. Sections 18-1 through 18-40 and 18-42 through 100 Basalt Municipal Code are hereby repealed. For clarification Section 18-41 Adoption of IECC by Reference remains intact as the Council previously adopted that code in 2016 by Ordinance No. 27, Series of 2016.

C. Severability. If any part, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed this Ordinance, and each part, section, subsection, sentence, clause, or phrase thereof, regardless of the fact that any one or more parts, sections, subsections, sentences, clauses, or phrases be declared invalid.

D. Effective Date. This ordinance will take effect 14 days after final publication.

READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON September 12, 2017 by a vote of 5 to 0 on August 22, 2017

READ ON SECOND READING AND ADOPTED, by a vote of 6 to 0 on SEPTEMBER 12, 2017.

TOWN OF BASALT, COLORADO

By: 
Jacques R. Whitsitt, Mayor

ATTEST:


Pamela K. Schilling, Town Clerk

First Publication: Thursday, August 31, 2017
Final Publication: Thursday, September 21, 2017
Effective Date: Thursday, October 5

