

# PALMER LAKE, COLORADO

## ORDINANCE NO. 2 OF 2008

### AN ORDINANCE APPROVING AMENDMENTS TO THE REGIONAL BUILDING CODE

WHEREAS, the Town is a party to the Intergovernmental Agreement that created the Regional Building Department; and

WHEREAS, the Regional Building Department has promulgated a Regional Building Code, which the Town adopted by reference at Town Code ' 14.04.10 (J); and

WHEREAS the Regional Building Department has identified several amendments that need to be made to the Regional Building Code; and

WHEREAS, as a participating jurisdiction in the Intergovernmental Agreement, the Regional Building Department has requested the Town Board of Trustees approval of the amendments to the Regional Building Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO, AS FOLLOWS:

Section 1. That the following amendments to the Regional Building Code are accepted and approved by the Town of Palmer Lake as a participating jurisdiction in the Regional Building Department:

**Section RBC201.10.4.** Delete and replace with the following:

**Section RBC201.10.4 Renewal with Fees.** Failure to renew a license within this (45) calendar day period after the expiration date of the license will require payment of a penalty at (2) of the license fee if renewed within ninety (90) days of the expiration date. After (90) days to (135) days the penalty will be equal to the license fee, after (135) days up to (180) days the penalty will be equal to twice the license fee. All requests for renewals after (180) days from the expiration date shall require payment of all fees accrued, re-application, examination, evaluation by the respective Committee, and approval by the Board of Review.

**RBC304.4.58.** Delete and replace with the following:

**RBC304.4.58 603.2 Duct sizing.** Ducts installed in buildings other than single dwelling units shall be sized in accordance with the ASHRAE *Handbook of Fundamentals* or other equivalent computation procedure.

**Section RBC305.4.49.** Delete and replace with the following:

**Section RBC305.4.49 406.6.3** Disconnected piping inspection. When existing piping is disconnected from the source of supply (gas meter removed, etc.) in a R-3 occupancy for more than one (1) calendar year, the piping shall be retested in accordance with the requirements of Section 406.4 of the International Fuel Gas Code, 2003 Edition. When existing piping is disconnected from the source of supply (gas meter removed, etc.) in any occupancy other than R-3 for more than six (6) months, the piping shall be retested in accordance with the requirements of Section 406.4 of the International Fuel Gas Code, 2003 Edition.

**Section RBC306.3.** Delete and replace with the following:

**RBC306.3** Code Adopted by Reference. There is hereby adopted by reference the International Plumbing Code of the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Il; 60478-5795, 2003 edition. Three copies of the Code are now filed in the office of the City Clerk and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include appendices B, D, E, F, save and except the following which are declared to be non-applicable and therefore expressly deleted:

1. Chapter 1, Administration except Section 107.
2. Chapter 5, Water Heaters.
3. Chapter 12, Special Piping and Storage System

**Section RBC306.4.1, through Section RBC306.4.48.** Delete and replace with the following:

**RBC306.4.1 Section 201.3.** Terms defined in other codes. Delete ICC Electrical Code and replace with National Electrical Code.

**RBC306.4.2 Section 202.** Add the following general definitions

**BACKFLOW.** Delete the definition for **Backwater valve.**

**BUILDING DRAIN.** Delete the definition for **Combined.**

**BUILDING SEWER.** Delete the definition for **Combined.**

**COMBINED BUILDING DRAIN.** Delete in its entirety.

**COMBINED BUILDING SEWER.** Delete in its entirety.

**CONDUCTOR.** Delete the words Aor combined building@ from the definition.

**GREASE INTERCEPTOR.** Delete the definition and replace with the following:

An interceptor of at least 750 gallons capacity to serve one (1) or more fixtures and which shall be remotely located.

**RBC306.4.3 Section 301.6. Prohibited locations.** Delete the exception and replace with the following:

**Exception:** Floor drains; sumps and sump pumps shall be permitted at the base of the shaft provided they are in accordance the ASME Elevator Code.

**RBC306.4.4 Table 303.4.** Delete Table 303.4 and replace with the following:

**PRODUCTS AND MATERIALS REQUIRING THIRD-PARTY TESTING AND THIRD-PARTY CERTIFICATION**

PRODUCT OR MATERIAL	THIRD-PARTY CERTIFIED	THIRD-PARTY TESTED
Potable water supply system components and potable water fixture fittings	Required	
Sanitary drainage and vent system components	Plastic pipe, fittings and pipe related components	All others
Waste fixture fittings	Plastic pipe, fittings and pipe related components	All others
Storm drainage system components	Plastic pipe, fittings and pipe related components	All other
Plumbing fixtures	Required	
Plumbing appliances	Required	
Backflow prevention devices	Required	
Water Distribution system safety devices	Required	
Special waste system components	Required	

**RBC306.4.5 Section 305.5.** Pipes through or under footings or foundation walls. Delete the last sentence and replace with the following:

The minimum annular space between the pipe and the sleeve shall be 1/2 inch.

**RBC306.4.6 Section 305.6. Freezing.** Delete the last sentence and replace with the following:

Exterior water supply system piping shall be installed not less than 12 inches below the frost line and not less than 60 inches below grade.

**RBC306.4.7 Section 305.6.1 Sewer depth.** Delete in its entirety.

**RBC306.4.8 Section 308.6** Sway bracing. Delete in its entirety.

**RBC306.4.9 Table 308.5.** Hanger spacing. Add footnote Ac@ reading:

c. 4 inch and smaller cast iron pipe shall be supported at every joint, pipe larger than 4 inch, at every other joint.

**RBC306.4.10 Section 308.9.** Stacks. Delete in its entirety.

**RBC306.4.11 Section 310.1. Light and ventilation.** Delete in its entirety.

**RBC306.4.12 Section 310.2. Location of fixtures and piping.** Delete in its entirety.

**RBC306.4.13 Section 310.3. Interior finish.** Delete in its entirety.

**RBC306.4.14.** Add Section 310.5 and its exceptions to read:

**Urinal partitions.** Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The construction of such walls or partitions shall incorporate waterproof, smooth, readily cleanable and nonabsorbent finish surfaces. The walls or partitions shall begin at a height not more than 12 inches (305mm) from and extend not less than 60 inches (1524mm) above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal a minimum 18 inches (457mm) or to a point not less than 6 inches (152mm) beyond the outermost lip of the urinal measured from the finished back wall, whichever is greater.

Exceptions:

1. Urinal partitions shall not be required in a single occupancy or unisex toilet room with a lockable door.
2. Toilet rooms in a daycare and child care facilities containing two or more urinals shall be permitted to have one urinal without partitions.

**RBC306.4.15 Section 311. Toilet facilities for workers.** Delete in its entirety.

**RBC306.4.16 Section 312.1. Required tests.** Delete the words Afor piping systems other than plastic@ from the section.

**RBC306.4.17 Section 312.1.1. Test gauges.** Delete items 1, 2, and 3, replace with the following:

Test pressure gauge scales shall be graduated over a range of not less than one and one-half times and not greater than four times the maximum test pressure. Gauge increments shall be no greater than one pound for tests of 10 pounds or less nor greater than 2 pounds for tests over 10 pounds.

**RBC306.4.18 Section 312.2. Drainage and vent water test.** Add an exception to read:

**Exception:** An underslab plumbing base inspection may be tested with no less than a 5-foot head of water.

**RBC306.4.19 Section 312.4. Drainage and vent final test.** Delete in its entirety.

**RBC306.4.20 Section 312.5. Water supply test.** Delete the words Afor piping systems other than plastic@ from the section.

**RBC306.4.21 Section 312.6. Gravity sewer test.** Delete in its entirety.

**RBC306.4.22 Section 312.7. Forced sewer test.** Delete in its entirety.

**RBC306.4.23 Section 312.9. Inspection and testing of backflow prevention assemblies.** Delete in its entirety.

**RBC306.4.24 Section 314. Condensate disposal.** Delete in its entirety.

**RBC306.4.25 Section 402.4. Sheet Lead.** Delete the section and replace with the following:

Sheet lead shall not be used for plumbing fixtures.

**RBC306.4.26 Table 403.1:**

1. Change the wording for lavatories for row 2, Business, to read:  
1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80.
2. Delete the requirement for Bathtubs/Shower from No. 8, Storage.

**RBC306.4.27 Table 403.1.** Add the following exceptions after the footnotes:

Exception:

1. Bar sinks may be substituted for drinking fountains.
2. A service sink and drinking fountain are not required if separate facilities are not required for each gender.
3. Building categories not shown on this table shall be considered separately by the Building

Official.

**RBC306.4.28 Section 403.2. Separate facilities.** Delete Exception No. 4 and replace with:

4. In mercantile or storage occupancies with a total floor area of 3,000 square feet (278.7 m) or less, one toilet facility, designed for use by no more than one person at a time, shall satisfy the requirements for serving customers and employees of both genders.

**RBC306.4.29 Section 405.3.2. Public lavatories.** Add an exception to read:

**Exception:** E occupancies.

**RBC306.4.30 Section 405.5. Water- tight joints.** Add an exception to read:

**Exception:** Floor mounted water closets or bidets.

**RBC306.4.31 Section 406.1. Approval.** Delete in its entirety.

**RBC306.4.32 Section 406.3. Waste connection.** Delete the last sentence. Add an exception to read:

**Exception:** Gravity drain clothes washers may drain into an indirect waste receptor.

**RBC306.4.33 Section 409.1. Approval.** Delete in its entirety.

**RBC306.4.34 Section 410.1. Approval.** Delete the last sentence.

**RBC306.4.35.** Add new Section 412.5 to read:

**Section 412.5 Floor drain locations.** An emergency floor drain shall be provided in the same room within five (5) feet of a water meter and/or water service backflow prevention device.

**RBC306.4.36 Section 413.1. Approval.** Delete the first and second sentences.

**RBC306.4.37 Section 416.2. Cultured marble lavatories.** Delete in its entirety.

**RBC306.4.38 Section 417.5.2.3. Sheet lead.** Delete in its entirety.

**RBC306.4.39. Chapter 5 Water Heaters.** Delete in its entirety (see RBC305.4.103 Section 624. Water Heaters).

**RBC306.4.40 Section 601.1. Scope.** Add an exception to read:

**Exception:** Water supply systems owned and operated by municipalities, rural water districts, privately owned water purveyors and other such entities.

**RBC306.4.41 Section 602.3.3. Water quality.** Delete the words, @prior to connection to the plumbing system@ in the last sentence.

**RBC306.4.42 Section 602.3.4. Disinfection of system.** Delete in its entirety.

**RBC306.4.43 Section 602.3.5. Pumps.** Delete the last two sentences.

**RBC306.4.44 Section 602.3.5.1. Pump enclosure.** Delete the first sentence.

**RBC306.4.45 Section 604.2. System interconnection.** Delete in its entirety.

**RBC306.4.46 Section 604.3.** Add an exception to read:

**Exception:** For 3- and 4- plex residential occupancies, one- and two-family residential occupancies use Appendix E Section, E201.

**RBC306.4.47 Section 604.9. Water hammer.** Add exception:

**Exception:** Single family dwellings.

**RBC306.4.48 Section 605.5. Fittings.** Delete the sentence reading: The fittings shall not have ledges, shoulders or reductions capable of retarding or obstructing flow in the piping.

**RBC306.4.49 Section 605.9. Prohibited joints and connections.** Delete Item No. 4. Saddle type fittings.

**RBC306.4.50 Section 606.1. Location of full open valves.** Change Item No. 4 to read:

4. On the base of every water pipe riser in occupancies other than 3- and 4-plex residential occupancies that are two stories or less in height and in one- and two-family residential occupancies.

Add Item No. 9 to read:

9. On the water supply pipe to each irrigation system.

**RBC306.4.51 Section 606.2. Location of shutoff valves.** Change Item No. 1 to read:

1. On the fixture supply at each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in guestrooms that are provided with individual shutoff valves in hotels, motels, boarding houses, and similar occupancies.

Delete Item No. 2 in its entirety.

Add an exception to read:

**Exception:** Manifold systems with individual shutoff valves for each fixture at the manifold.

**RBC306.4.52 Section 606.4. Valve identification.** Delete in its entirety.

**RBC306.4.53 Section 607.2.1. Piping insulation.** Add exception to read:

**Exception:** Where the circulating hot water system pump is controlled by an integral timer.

**RBC306.4.54 Section 607.2.3. Recirculating pump.** Add to the end of the sentence: Aor install per manufacturer=s instructions.@

**RBC306.4.55 Section 607.4. Flow of hot water to fixtures.** Add an exception to read:

**Exception:** Deck mounted tub faucets.

**RBC306.4.56 Section 608.15.** Add an exception to read:

**Exception:** This section shall not apply to kitchen sink and personal shower sprays in R occupancies.

**RBC306.4.57 Section 608.16.3. Heat exchangers.** Add exception to read:

**Exception:** R-3 occupancies

**RBC306.4.58 Section 608.16.9. Dental pump equipment.** Delete the words Ain accordance with Sections 608.13.1, 608.13.2, 608.13.3, 608.13.7, or 608.13.8.@

**RBC306.4.59 Section 608.17. Protection of individual water supplies.** Add a period after the word Acontamination,@ delete the rest of the sentence and section.

**RBC306.4.60 Section 610. Disinfection of potable water system.** Delete in its entirety.

**RBC306.4.61 Section 701.2. Sewer required.** Delete the words Ain accordance with the International Private Sewage Disposal Code.@

**RBC306.4.62 Section 701.5. Damage to drainage system or public sewer.** Delete the words Aas directed by the code official@.

**RBC306.4.63 Section 702.3. Building sewer pipe.** Delete in its entirety.

**RBC306.4.64 Section 702.6. Lead bends and traps.** Delete in its entirety.

**RBC306.4.65 Section 703. Building Sewer.** Delete in its entirety.

**RBC306.4.66 Section 705.8.2. Solvent cementing.** Add the following exception:

**Exception:** Clear primer is acceptable.

**RBC306.4.67 Section 705.14.2. Solvent cementing.** Add the following exception:

**Exception:** Clear primer is acceptable.

**RBC306.4.68 Table 706.3. Fittings for change of direction.** Delete footnotes a and b.

**RBC306.4.69 Section 708.3.1. Horizontal drains within buildings.** Delete and replace with the following:

Each horizontal drainage pipe shall be provided with a clean out at its upper terminal and each run of piping, which is more than one hundred (100) feet in total developed length, shall be provided with a cleanout for each one hundred (100) feet, or fraction thereof in length of such piping.

Exceptions:

1. Cleanouts may be omitted on a horizontal drain line less than five feet in length unless such line is serving sinks or urinals.
2. Cleanouts may be omitted on any horizontal drainage pipe installed on a slope of seventy-two degrees (1.26 rad) or less from the vertical (one-fifth bend).
3. Excepting the building drain and its horizontal branches, a cleanout shall not be required on any pipe or piping which is above the floor level of the lowest floor of the building.
4. An approved type of two-way cleanout fitting, installed inside the building wall near the connection between the building drain and building sewer or installed outside of a building at the lower end of the building drain and extended to grade, may be substituted for an upper terminal cleanout.

**RBC306.4.70 Section 708.3.2. Building Sewers.** Delete in its entirety.

**RBC306.4.71 Section 708.3.3. Changes of direction.** Delete and replace with the following:

An additional cleanout shall be provided in a drainage line for each aggregate horizontal change of direction exceeding one hundred thirty five (135) degrees (2.36 rad).

**RBC306.4.72 Section 708.3.4. Base of stack.** Delete in its entirety.

**RBC306.4.73 Section 708.3.6. Manholes.** Delete in its entirety.

**RBC306.4.74 Section 712.2. Valves required.** Delete the **Exception** entirely.

**RBC306.4.75 Section 712.4.1. Macerating toilet systems.** Delete in its entirety.

**RBC306.4.76 Section 712.4.2. Capacity.** Delete exception No. 2.

**RBC306.4.77 Section 715. Backwater Valves.** Delete in its entirety.

**RBC306.4.78 Section 802.1.7. Commercial dishwashing machines.** Delete and replace with the following the following:

The discharge from a commercial dishwashing machine shall be through an air gap or air break into a standpipe or the tailpiece of a waste receptor.

**RBC306.4.79 Section 904.1. Roof extensions.** Replace with the word Asix@ for A[number]@ and change A(mm)@ to read A(152mm).@

**RBC306.4.80 Section 917.3.** Where permitted. Delete the section and replace with the following:

Automatic air admittance valves may be permitted for use on fixtures located on the same floor at the following locations: Islands, peninsulas, under windows, at bearing walls, basement finish, renovations, tenant improvements and other applications where conventional venting methods are not possible due to existing construction and structural conditions.

**RBC306.4.81 Section 1002.4. Trap seals.** Delete the second sentence and replace with:

Where a trap seal is subject to loss by evaporation, a trap seal primer valve, or other approved automatic method to prevent sewer gas from entering the space shall be installed.

**RBC306.4.82 Section 1002.8. Recess for trap connection.** Delete in its entirety.

**RBC306.4.83 Section 1002.10. Plumbing in mental health centers.** Delete the section and replace with:

**Plumbing in correctional and mental health centers.** In correctional and mental health centers, pipes and traps shall not be exposed.

**RBC306.4.84 Section 1003.3.4. Grease traps and grease interceptors.** Delete the words Agrease interceptor@ from the section heading and body.

**RBC306.4.85 Section 1101.2. Where required.** Delete the first sentence and replace with:  
All roofs shall drain into a storm sewer system, or to an approved place of disposal.

**RBC306.4.86 Section 1101.8. Cleanouts required.** Delete the exception

**RBC306.4.87 Section 1101.9. Backwater valves.** Delete in its entirety.

**RBC306.4.88 Section 1102.5. Subsoil drain pipes.** Delete in its entirety.

**RBC306.4.89 Section 1103. Traps.** Delete in its entirety.

**RBC306.4.90 Section 1104.2. Combining storm with sanitary drainage.** Delete in its entirety.

**RBC306.4.91 Section 1108. Combined sanitary and storm system.** Delete in its entirety.

**RBC306.4.92 Section 1111. Subsoil drains.** Delete in its entirety.

**RBC306.4.93 Section 1112. Building Subdrains.** Delete and replace with the following:  
Building Storm Subdrains.

**RBC306.4.94 Section 1112.1. Building Subdrains.** Delete and replace with the following:

Building Storm Subdrains. Building storm subdrains located below the public storm sewer level shall discharge into a sump or receiving tank, the contents of which shall be automatically lifted and discharged into the storm drainage system as required for building sumps. The sump and pumping equipment shall comply with section 1113.1.

**RBC308.4.29.** Delete and correct typographical error with the following:

**RBC308.4.29 803.2.8 Duct and plenum insulation and sealing.** All supply and return air ducts and plenums shall be insulated with a minimum of R-5 insulation when located in unconditioned spaces inside the building and of R-8 insulation when located outside the building envelope. When located within a building envelope assembly, the duct or plenum shall be separated from the building exterior or unconditioned or exempt spaces by a minimum of R-8 insulation. All supply air ducts located within a return air plenum shall be insulated with a minimum of R-4.2 insulation.

**Section 2. Severability.** It is hereby declared to be the intention of the Board of Trustees of the Town of Palmer Lake, Colorado that the sentences, clauses and phrases of this

ordinance are severable, and if any sentence, clause or phrase of this ordinance be declared unconstitutional or invalid by the valid judgment or decree of Court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining sentences, clauses or phrases of this ordinance since the same would have been enacted by the Board of Trustees without the incorporation of any unconstitutional or invalid sentence, clause or phrase.

**Section 3. Publication and Effective Date.** The Town Clerk shall certify to the passage of this ordinance and cause notice of its contents and passage to be published or posted. This ordinance shall become effective thirty (30) days after the date of publication..

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF March, 2008

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MALCOLM PARKER, MAYOR

ATTEST:

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DELLA GRAY, TOWN CLERK