



2880 International Circle Colorado Springs, CO 80910

Telephone 719-327-2880

Web address – [www.pprbd.org](http://www.pprbd.org)

## Executive Summary

### 2011 Pikes Peak Regional Building Code Revisions

May 27, 2015

This document serves as an executive summary of the proposed changes to the 2011 Pikes Peak Regional Building Code (further cited as “PPRBC”). The intent of these modifications is to simplify the construction process, take advantage of new code developments as well as comply with State of Colorado requirements.

**RBC105.2.1 Construction and Installations:** Permits shall not be required for the following:

***Proposed Code:***

1. *One-story, detached, accessory structures as defined by the International Residential Code, provided that the floor area does not exceed two hundred (200) square feet.*

***Summary of Change:***

Historically, this exception has permitted the construction of a “storage shed” up to 120 sf in conjunction with a one or two family dwelling. This exception has been revised to resemble the 2015 International Residential Code; the square footage has increased to 200 sf and the term *accessory structure* is used to better define the use of the building. This modification resembles that in the 2015 International Residential Code and will reduce the cost of construction.

***Proposed Code:***

2. *One-story, detached, unheated buildings used for weather protection, storage or similar commercial uses provided that the floor area does not exceed one hundred-twenty (120) square feet.*

***Summary of Change:***

Currently, the PPRBC does not allow construction of a commercial storage shed. Often churches or schools need small storage sheds. This proposal allows for a small commercial storage shed to be constructed without a building permit, although zoning approval may still be required depending upon the jurisdiction. This proposed exception to permit requirements is similar to exception one (1) above but the term *accessory structure* is not used; as it is not defined in the commercial building code. This

modification is similar to the permit exceptions in the 2015 International Building Code and will reduce the cost of construction.

**Proposed Code:**

*3. Fences not more than seven (7) feet in height.*

**Summary of Change:**

The proposed modification increases the allowable height of a fence without a permit from 6 feet to 7 feet. Typical fence material is 6 foot in length, not allowing for separation at the ground for moisture. A fence of 7 feet or less does not constitute a life safety issue. This criteria was changed at the national level in the 2012 International Building Code. This change brings our local code in line with the 2015 International Codes and will reduce the cost of construction.

**Proposed Code:**

*4. Oil derricks, flagpoles and private antennas*

**Summary of Change:**

The only change was to add flagpoles to this exception. This revision will bring the PPRBC in line with current RBD policy.

**Proposed Code:**

*9. Detached decks in conjunction with one- and two-family dwellings not exceeding 200 square feet in area that are not more than thirty (30) inches above grade at any point within thirty six (36) inches of the deck perimeter and do not serve the required egress door.*

**Summary of Change:**

This exception was added to match the 2015 IRC. The 2012 IRC exempts detached decks less than 200 sf and 30" above grade. The code change committee felt that decks that meet this criteria do not present a significant life safety issue as they are below the height requirement for guardrails. This modification will reduce regulation and cost of construction of small decks, thus allowing homeowners to increase the value of their property.

**Proposed Code:**

*10. Replacement of any windows or fixed glazing unless the rough opening dimensions are modified. Replacement of any window required as an emergency escape and rescue opening and safety glazing required due to a hazardous location must comply with the applicable provisions of the Building Code.*

**Summary of Change:**

The proposed modification removes the reference to specific occupancies therefore eliminating the requirement for commercial glazing permits. Inspection history has shown that glazing contractors do not require the additional oversight due to the liability they face should they not comply with code requirements. Glazing licenses will still be required for commercial glazing so oversight is maintained but the inspection and permitting process is dropped, in turn reducing regulation and cost.

**Proposed Code:**

*13. Repairs to roofing and / or siding when the repair constitutes less than one hundred (100) square feet.*

**Summary of Change:**

Reference has been added to siding to allow for small siding repairs without a permit. The limit on the size of a roofing repair remains unchanged.

**Proposed Code:**

*19. Deleted – Ice makers and humidifiers.*

**Summary of Change:**

The exception for ice makers and humidifiers has been removed from the list of exceptions as these are considered appliances and are not regulated by the code, similar to a dishwasher or refrigerator.

**RBC106.1 GENERAL REQUIREMENTS:**

**Proposed Code:**

*.. All applications for a permit shall be accompanied by one complete set of construction documents which shall include architectural, structural, plumbing, mechanical and electrical plans and details as applicable. ..*

**Summary of Change:**

The purpose this section is to outline the criteria that construction documents must meet for plan review submittal prior to issuance of a permit. The change is minor and reduces the number of required plan sets from two to one. Current technology and improvements in efficiency have reduced the required paperwork and this change brings the PPRBC in line with current policy.

**RBC110.1.2 Changes in Use.**

**Proposed Code:**

*Delete Exception 1.*

~~1. The occupancy classification and use of existing buildings may be changed subject to the approval of the Building Official without conforming to all requirements of this Code, provided the new or proposed use is of equal or lesser hazard, based on life and fire risk, than the existing use.~~

**Summary of Change:**

This exception has been part of the PPRBC for many code cycles. The intent of this exception was to allow for a change of use in an existing building provided the risk to life safety is equal or lesser. The 1999 version of the PPRBC was the first to adopt by reference an existing building code that contained provisions for such a change in use or occupancy. Since that time the PPRBC has adopted the International Existing Building code (currently 2009 version) which provides a path of compliance for all existing building and takes into account any change in the risk to life safety. As the current version of the Pikes Peak Regional Building Code adopts the 2009 International Existing Building Code this exception is redundant and no longer needed.

**RBC111.4.1 Technical Committee.**

**Proposed Code:**

**Technical Committee.** *The Technical Committee shall review all appeals with power and authority to interpret and recommend minor variances from this Code. The Technical Committee shall be composed of seven (7) members as follows:*

- 1.** *Architect licensed by the State of Colorado*
- 2.** *Professional Engineer licensed by the State of Colorado (civil - structural)*
- 3.** *Building Contractor A, B or C*
- 4.** *Mechanical Contractor A*
- 5.** *Electrical Contractor licensed by the State of Colorado*
- 6.** *Master Plumber licensed by the State of Colorado*
- 7.** *Building Contractor D, E or subcontractor*

**Summary of Change:**

The current version of the PPRBC contains provisions for a “Building Committee” and a “Mechanical, Electrical, and Plumbing Committee”. In 2012 the Mechanical Committee and Electrical Committee were combined to form the MEP Committee. Each committee is currently responsible for deciding license requests, contractor complaints and variance requests under the committee’s respective discipline. The proposed code change combines the MEP Committee with the Building Committee to form a new “Technical Committee”. The Technical Committee will be responsible for hearing variance requests from all disciplines. A single committee for variance requests will ensure consistency across disciplines. The makeup of the committee ensures that each discipline is represented by a professional in the industry. The Board of Review remains unchanged and maintains final authority over the Technical Committee recommendations.

**RBC111.4.2 Licensing Committee.**

**Proposed Code:**

**Licensing Committee.** *The Licensing Committee shall be primarily responsible for testing and reviewing all applicants for licenses and the performance of work required under the Commercial Building Code, the Residential Building Code, the Existing Building Code, the Mechanical Code, the Fuel Gas Code, the Energy Conservation Code, the Manufactured Building Code and review of applicants for registration under the Electrical and Plumbing Codes as well as the performance of work under the Elevator and Escalator Safety Code. The Licensing Committee shall be composed of seven (7) members as follows:*

- 1. Architect licensed by the State of Colorado*
- 2. Professional Engineer licensed by the State of Colorado (mechanical) or Mechanical Contractor A*
- 3. Building Contractor A*
- 4. Contractor (building or mechanical)*
- 5. Building Contractor C*
- 6. Officer of a financial institution*
- 7. Citizen at Large*

**Summary of Change:**

Under the current version of the PPRBC both the Building Committee and MEP Committee are responsible for licensing and contractor complaints. Inconsistent licensing restrictions and penalties for contractor complaints are the result of two committees performing the same role. The proposed modification creates a new committee that is responsible for all licensing and contractor complaints. The result will be a consistent application of requirements resulting in less confusion and frustration. As licensing of electrical and plumbing contractors is handled at the state level, the Licensing Committee will only be responsible for the licensing of mechanical and building contractors. In addition to licensing, this committee will also be responsible for hearing complaints against contractors; limited to code violations. The makeup of this committee also ensures that each construction discipline is represented and ensures public input through the Citizen at Large position. The Board of Review maintains authority over the Licensing Committee; appeals to Licensing Committee recommendations will be heard by the Board of Review.

### **RBC201.6.2.3 Provisional Licenses.**

#### ***Proposed Code:***

***Provisional Licenses.*** When approved by the Building Official, a provisional license subject to the appropriate limitations may be issued for the purpose of demonstrating experience. The license shall be limited to six (6) months and subject to release by the Board of Review.

#### ***Summary of Change:***

The current version of the PPRBC makes it difficult for an individual without the required construction experience to obtain a license. Without experience a license cannot be granted, and without a license it can be very difficult for an individual to gain the required experience to become licensed. This addition to the PPRBC will allow staff to grant a provisional license subject to any necessary limitations for a period not to exceed six months. Staff may restrict the type of work, number of permits or other items based upon the individual's background and experience. Staff will monitor the license and associated permits and may take appropriate actions as necessary should the individual not comply. Committee action is required to release a provisional license to a contractor license. During the hearing, staff will be able to provide input as to the performance of the individual and provide the board with the information thus obtained to assist the committee to make an informed decision as to whether the individual should or should not receive a license.

### **RBC303.4.8 Section R305.1 Minimum height.**

#### ***Proposed Code:***

***3.*** In finished basements, the required ceiling height may be reduced to 6 feet, 8 inches (2,032 mm) under furred-down beams, pipes and ducts up to but not exceeding a width of 8 feet (2,438.4 mm).

#### ***Summary of Change:***

The current version of the PPRBC contains an additional provision that allows for the ceiling height to be reduced to 6'-8" for an area up to 50% of the room or a width not to exceed eight feet. The modification removes the 50% requirement and in turn permits larger drop ceilings in smaller rooms. The current language is difficult to follow and often results in mixed interpretations and confusion. This change will reduce the number of variance requests and simplify construction and building code enforcement. There is no cost impact associated with this revision.

### **RBC303.4.63 Section R905.2.8.4 Other Flashing.**

#### ***Summary of Change:***

The current version of the PPRBC contains a typo and references the incorrect code section. The correct code reference should be Section R905.2.8.3 of the 2009 IRC, not R905.2.8.4. No technical change and no cost impact associated with this change.

### **RBC306.2 Code Adopted by Reference. (Plumbing Code)**

#### ***Proposed Code:***

***Code Adopted by Reference.*** There is hereby adopted by reference the Colorado Plumbing Code of the Department of Regulatory Agencies, 1560 Broadway, Suite 1360,

*Denver Colorado, 80202, current edition within twelve (12) months after adoption by the State of Colorado Plumbing Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.*

**Summary of Change:**

The Plumbing Code is adopted by the State of Colorado and per C.R.S. 12-58-104(m) local jurisdictions must adopt the State Plumbing Code within 12 months of State adoption. The State of Colorado adopted the 2012 International Plumbing Code July 1<sup>st</sup> of 2014 and therefore the State Code must be locally adopted by July 1<sup>st</sup> 2015.

Further, this code section has been reworded to simplify adoption of a State mandated code in the future. The current version of the PPRBC adopts the State Plumbing Code by referring directly to the 2009 International Plumbing Code (IPC). As written, the current code requires a code change each time the State adopts a new code. This is a time consuming process in which the local jurisdiction has no choice but to follow a State requirement. The code modification changes the manner in which the State Plumbing Code is adopted in the future by referring to the State Code rather than a specific code. The modification also follows State Statute and requires the code to be adopted within 12 months of State adoption.

As the Plumbing Code is adopted by the State of Colorado modifications to the International Plumbing Code are not permitted by State Statute unless such modifications are more restrictive than the base code. Following this requirement all amendments to the currently adopted code (2009 IPC) within the PPRBC have been removed.

**RBC307.2 Code Adopted by Reference. (Electrical Code)**

**Proposed Code:**

***Code Adopted by Reference.** There is hereby adopted by reference the National Electrical Code of the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, current edition within twelve (12) months after adoption by the State of Colorado Electrical Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.*

**Summary of Change:**

Similar to the Plumbing Code, the Electrical Code is also adopted by the State of Colorado and per C.R.S. 12-23-104(a) local jurisdictions must adopt the State Electrical Code within 12 months of State adoption. The State of Colorado adopted the 2014 National Electrical Code July 1<sup>st</sup> of 2014 and therefore the State Code must be locally adopted by July 1<sup>st</sup> 2015.

This section has also been modified to permit local adoption of the State Electrical Code without a code change similar to the State Plumbing Code.

**RBC310.3 Codes Adopted by Reference. (Elevator and Escalator Safety Code)**

**Proposed Code:**

***Codes Adopted by Reference.** There is hereby adopted by reference the Safety Code for Elevators and Escalators, ASME A17.1, including Table N-1 of Appendix N and all supplements thereto; the Safety Code for Existing Elevators and Escalators, ASME A17.3 and all supplements thereto, and the ASME A18.1 Safety Standard for Platform Lifts and*

*Stairway Chairlifts of the American Society of Mechanical Engineers, United Engineering Center, Three Park Avenue, New York, New York, 10016-5990, current editions within twelve (12) months after adoption by the State of Colorado Division of Labor and Employment along with all revisions, modifications and exceptions thereto made by such Board. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours. The above Codes are being adopted in their entirety.*

***Summary of Change:***

Similar to the Plumbing and Electrical Codes, the Elevator and Escalator Safety Codes are adopted by the State of Colorado. For local jurisdiction that have a conveyance program C.R.S. 9-5.5-112(1) requires the local jurisdiction to adopt the State Codes within 12 months of State adoption. The State of Colorado adopted the 2013 edition of ASME A17.1, ASME A17.3, and ASME A18.1 on January 1<sup>st</sup> of 2015. Per State Statute our local jurisdictions must adopt these code prior to January 1<sup>st</sup> 2016.

This section has been further modified to permit local adoption of the State mandated codes without a code change similar to the State Electrical and Plumbing codes.

**RBC312.3.6 Authority to Act.**

***Proposed Code:***

**Authority to Act.** The Building Official shall have the authority to determine or otherwise act upon the assignment of or a change to a numeric address, or any matter related thereto.

***Summary of Change:***

The current version of the PPRBC does not permit the appeal of an enumeration decision made by the Building Official. This modification removes the specific language that does not allow an appeal and, therefore, by default an appeal is permitted.