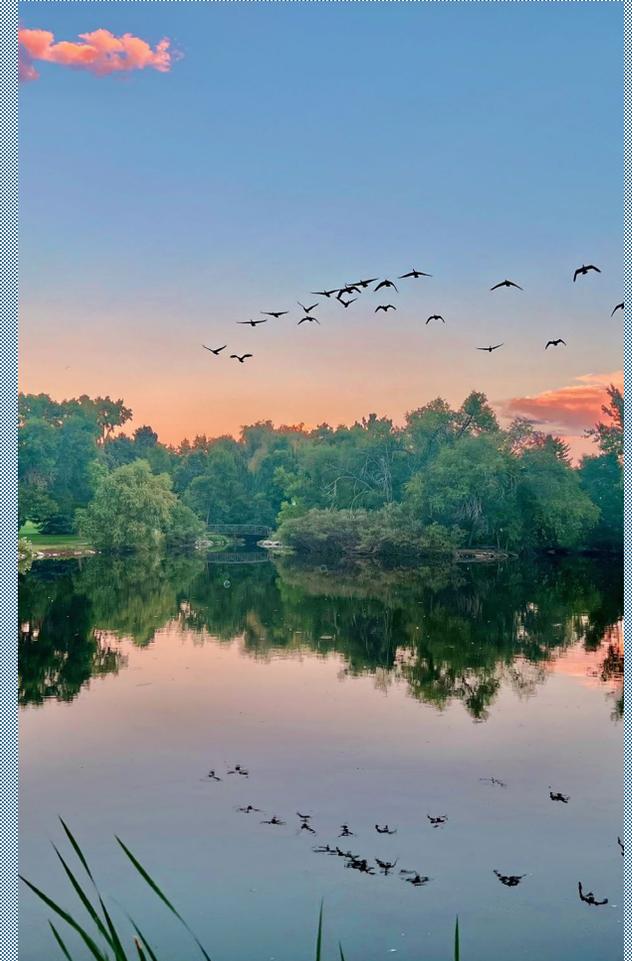


CITY BUILDING CODE AMENDMENTS AND ADOPTION OF 2024 I-CODES

Timothy Steinwinder
Chief Building Official

MAY 13, 2025



AGENDA

- Proposed Amendments
- Staff Analysis brief overview
- Questions

PROPOSED AMENDMENTS

Administrative Amendments:

There are 63 administrative amendments proposed. These amendments do not change how the code is applied, or how we operate. These amendments primarily address code number changes between the 2021 and 2024 codes and remove amendments to the 2021 code that were adequately addressed with the publishing of the 2024 codes.

PROPOSED AMENDMENTS

Codes being adopted:

- *2024 International Building Code* by the International Code Council, Inc. (“2024 IBC”)
- *2024 International Energy Conservation Code* by the International Code Council, Inc. (“2024 IECC”)
- *2024 International Existing Building Code* by the International Code Council, Inc. (“2024 IEBC”)
- *2024 International Fire Code* by the International Code Council, Inc. (adopted within *Littleton City Code* section 5-2-1) (“2024 IFC”)
- *2024 International Fuel Gas Code* by the International Code Council, Inc. (“2024 IFGC”)
- *2024 International Mechanical Code* by the International Code Council, Inc. (“2024 IMC”)
- *2024 International Plumbing Code* by the International Code Council, Inc. (“2024 IPC”)
- *2024 International Property Maintenance Code* by the International Code Council, Inc. (“2024 IPMC”)

PROPOSED AMENDMENTS

Codes being adopted:

- *2024 International Residential Code* by the International Code Council, Inc. (“2024 IRC”)
- *2024 International Swimming Pool and Spa Code* by the International Code Council, Inc. (“2024 ISPSC”)
- *2024 International Wildland-Urban Interface Code* by the International Code Council, Inc. (“2024 IWUIC”)
- *ICC A117.1-2017 Standard with Supplement 1 - Accessible and Usable Buildings and Facilities* by the International Code Council, Inc. (“2017 ICC A117.1”)
- *NFPA 70 National Electrical Code 2023 Edition* by the National Fire Protection Association (“2023 NEC”)
- *1997 Uniform Code for the Abatement of Dangerous Buildings* by the International Conference of Building Officials
- *Colorado Model Electric Ready and Solar Ready Code*, by The Colorado Department of Local Affairs and Colorado Energy Office on June 1, 2023

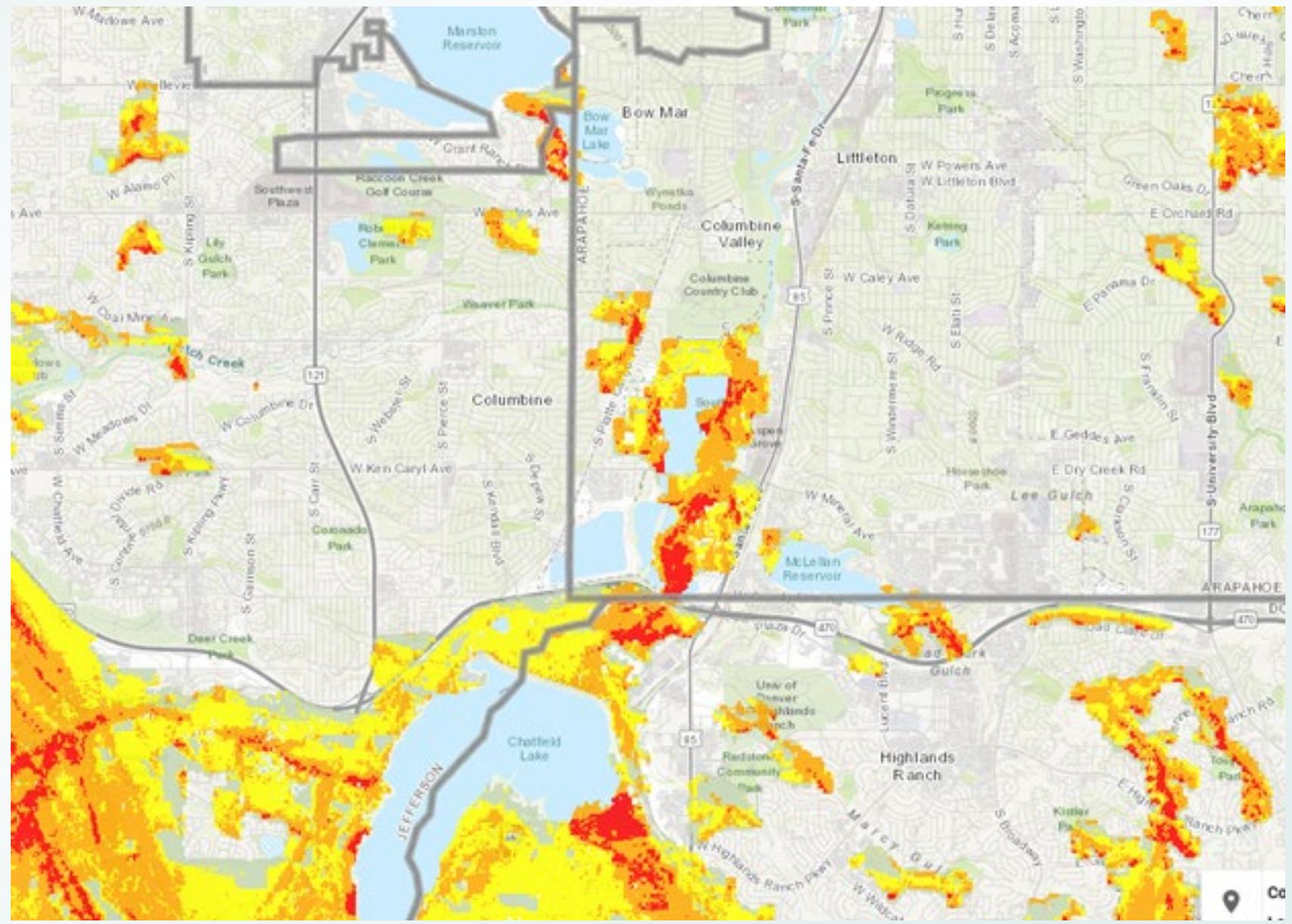


PROPOSED AMENDMENTS

International Wildland Urban Interface Code:

- We have amended Section 101.2 to clarify that this code only applies to areas of the city that have been assigned a risk factor as indicated on the Wildfire Risk Map from the Colorado State Forest Service.
- We propose to adopt Appendix A. This appendix contains relevant information regarding permits, and vegetation clearances. It also deals with temporary structures.
- We propose to adopt Appendix C. This appendix gives alternative compliance options reducing the burden for customers and contractors but maintaining fire safety goals.

PROPOSED AMENDMENTS



PROPOSED AMENDMENTS

Energy Related Amendments:

- IECC C503.2, IECC R503.1.1, IRC 1111.1.1 Building Thermal Envelope amended to remove the requirement to upgrade insulation exposed during renovations to current standards, as this is impractical, and in many cases impossible without significant cost.
- IRC R329.6, IFC 1205.2 Photovoltaic setbacks on adjoining roofs amended to require an 18” setback to each side of the virtual lot line to allow fire access to the center of a continuous roof over attached homes.
- IRC N1104.2, IECC R404.2 Lighting Controls amended to eliminate the requirement for dimmers or automatic controls for lighting in bathrooms, hallways, or lights designed for safety and security.

PROPOSED AMENDMENTS

Miscellaneous Amendments:

- IFGC 614.4.1, IMC 504.4.1, IRC M1502.3, IRC G2439.3 Clothes Dryer exhaust to terminate 12” above grade or roofs, to avoid blockages by snow.
- IBC 1502.3 Roof Drainage Scuppers is amended to keep the section in the IBC, and not just the IPC, so that a plumbing license is not required for a roof drain.
- IRC R801.3 Roof Drainage is amended to include slab foundations. Drainage must be collected and directed 5’ from all foundation types except piers.
- IBC 105.2, IRC 105.2 Work exempt from permit is amended to clarify the definition of a fence, and measurement criteria for retaining walls.
- IRC Appendix BC is adopted to eliminate the need for fire separation between a primary residence and an ADU provided interconnected smoke alarms are installed between them.

PROPOSED AMENDMENTS

Miscellaneous Amendments:

- IBC 1512.3.1, IEBC 705.3.1, IRC R908.4.1 Roof Recovering, these sections are deleted as they allow a second layer of roofing to be installed over wood shakes, greatly increasing supported weight, and fire hazards.
- IBC 1807.2.5 Guards on Retaining Walls, this section is deleted as it is covered by fall protection provisions already in the code.
- IBC 3103 Temporary Structures is amended to require fire department approval, but not building department approval, as the code does not adequately define the inspection, or requirements of factory built, field assembled structures.

STAFF ANALYSIS

- Proposed amendments adopt state required codes to bring the city into compliance.
- Proposed amendments mitigate expensive, impractical, energy code changes which would impose significant cost, but provide insignificant benefits.
- Proposed amendments clarify and correct issues unique to Littleton.
- Proposed amendments alphabetize the adopted codes and renumber the code for easier navigation.
- Proposed amendments will adopt the latest code cycle until the release of the 2027 code cycle, which will have a targeted adoption in 2028.

SUMMARY

- **Seeking approval for all Title 4 amendments**
- **Questions?**