

FIRST READING: November 1, 2022

SECOND READING: November 15, 2022

**ORDINANCE NO. 6591**

**AN ORDINANCE REPEALING AND REENACTING CHAPTER 15.52 OF THE  
LOVELAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE  
INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION**

**WHEREAS**, pursuant to Section 4-12 of the Charter of the City of Loveland, the City Council is authorized to adopt, by ordinance, any code by reference in accordance with the procedures established by state law; and

**WHEREAS**, the Construction Advisory Board has recommended that City Council adopt the 2021 Edition of the International Existing Building Code (the “2021 IEBC”), and amendments thereto; and

**WHEREAS**, the City Council has conducted a public hearing pursuant to C.R.S. §31-16-203 concerning the adoption of the 2021 IEBC by reference and finds and determines that it is necessary to the health, safety and general welfare of the public that the City regulate conditions hazardous to life and property by the adoption of the 2021 IEBC, and certain amendments and modifications thereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:**

**Section 1.** Chapter 15.52 of the City of Loveland Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

**15.52.010 – International Existing Building Code, 2021 Edition – Adopted.**

The International Existing Building Code, 2021 Edition (the “2021 IEBC”), issued and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the existing building code of the City of Loveland is hereby adopted by reference as the energy conservation code of the City of Loveland as if fully set forth herein, with the modifications, if any, set forth in Section 15.52.020 below. This code is a complete code to safeguard public health, safety and welfare by regulating and governing the conditions and maintenance of all property, relocation of existing buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and providing for issuance of permits and collection of fees therefore. At least one (1) copy of the International Existing Building Code, 2021 Edition, which has been certified by the Mayor and City Clerk, shall be on

file in the office of the City Clerk and may be inspected during regular business hours.

**15.52.020 - Modifications to International Existing Building Code, 2021 Edition.**

The International Existing Building Code, 2021 Edition, adopted in this chapter, is modified as follows:

A. Section 101.1 – Title - is amended to read as follows:

These regulations shall be known as the Existing Building Code of the City of Loveland, hereinafter referred to as “this code”.

B. Section 103 – Code Compliance Agency - is deleted in its entirety.

C. Section 104 – Duties and powers of code official – is deleted in its entirety.

D. Section 105.3 – Application for permit - is amended by amendment of the first sentence to read as follows:

To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Building Division for that purpose.

E. Section 105.3.2 – Time limit of application - is deleted in its entirety.

F. Section 105.5 – Expiration - is deleted in its entirety.

G. Section 105.6 – Suspension or revocation - is deleted in its entirety.

H. Section 106.1 – General - is amended to read as follows:

Submittal documents consisting of construction documents and other data shall be submitted electronically with each application for a permit. The construction documents shall be prepared by registered design professionals licensed in the State of Colorado consistent with the City’s authority granted by the Colorado General Assembly in C.R.S. § 12-120-403(2). Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

I. Section 108 – Fees - is deleted in its entirety.

J. Section 112 – Board of appeals - is deleted in its entirety.

K. Section 113 – Violations - is deleted in its entirety.

L. Section 114 – Stop work order - is deleted in its entirety.

M. All references in the City of Loveland Municipal Code to “the ICC Electrical Code” shall be deleted and amended to read as follows: “the National Electrical Code (NEC) as adopted and enforced by the State of Colorado.”

N. Section 301.3 is amended to read as follows:

**301.3 Alteration, addition or change of occupancy.**

The *alteration, addition or change of occupancy* of all *existing buildings* shall comply with one of the methods listed in 301.3.2 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other and shall be considered mutually exclusive.

**Exception:** Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code. New structural members added as part of the *alteration* shall comply with the *International Building Code*. This exception shall not apply to the following:

1. *Alterations* for accessibility required by Section 306.
  2. *Alterations* that constitute *substantial improvement in flood hazard areas*, which shall comply with Sections 503.2, 701.3 or 1301.3.3.
  3. Structural provisions of Section 304 or to the structural provisions of Sections 706, 805 and 906.
- O. Section 301.3.1 – Prescriptive compliance method - is deleted in its entirety.  
P. Section 301.3.3 – Performance compliance method - is deleted in its entirety.  
Q. Chapter 5 – Prescriptive compliance method - is deleted in its entirety.  
R. Section 601.1.1 is amended to read as follows:

**601.1.1 Compliance with other alternatives.**

*Alterations, additions and changes of occupancy to existing structures* shall comply with the provisions of Chapters 7 through 12.

- S. Section 601.2 - Work area - is amended to read as follows:

The work area, as defined in Chapter 2, shall be identified on the construction documents. When within any twenty-four (24)-month period, renovation, remodeling, modification or additions to any existing occupancy exceeds fifty percent (50%) of the floor area, the entire occupancy shall comply with the requirements of chapter 9 of the International Fire and the International Existing Building Codes.

- T. Section 702.5 is amended to read as follows:

**702.5 Replacement window for emergency escape and rescue openings.**

Windows are required to provide *emergency escape and rescue openings* in Group R-2 and R-

3 occupancies and one- and two-family dwellings and townhouses as regulated by the *International Residential Code*.

U. Section 703.1 – General – is amended to read as follows:

Alterations shall be done in a manner that maintains the level of fire protection required by provisions of this code.

V. Section 803.2 – Automatic sprinkler systems – is amended to read as follows:

Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 803.2.1 through 803.2.4. Installation requirements shall be in accordance with the International Building Code (“IBC”). Changes in occupancy to residential dwelling units or buildings subject to the IBC resulting in an occupancy group meeting the definition of an R-3, R-4, E or I-4 are required to follow the IBC section 420.

W. Section 803.2.2 – Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. – is amended to read as follows:

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors serving an occupant load greater than thirty (30) shall be provided with automatic sprinkler protection where both of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.
2. The work area exceeds fifty percent (50%) of the floor area.

X. Section 804.1 – Scope – is amended to read as follows:

The requirements of this section shall be limited to work areas that include exits or corridors within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

Y. Section 804.3.1 – Minimum number – is amended to read as follows:

Every story utilized for human occupancy on which there is a work area that includes exits or corridors within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the International Building Code. In addition, the exits shall comply with Sections 805.3.1.1 and 805.3.1.2.

Z. Section 804.4 – Egress doorways – is amended to read as follows:

Egress doorways in any work area shall comply with Sections 805.4.1 through 805.4.10.

AA. Section 804.4 – Egress doorways – is amended by the addition of new subsections 804.4.6, 804.4.7, 804.4.8, 804.4.9 and 804.4.10 as follows:

**804.4.6 Door operations.** Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

**804.4.7 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

**804.4.8 Locks and latches.** Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of three hundred (300) or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
  - 2.1. The locking device is readily distinguishable as locked.
  - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: “THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.” The sign shall be in letters one inch (1”) (25 mm) high on a contrasting background.

**804.4.9 Bolt locks.** Manually operated flush bolts or surface bolts are not permitted.

**Exceptions:**

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than fifty (50) persons in a Group B, F or S occupancy, manually operated edge- or surface- mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

4. Where a pair of doors serves a Group B, For S occupancy, manually operated edge- or surface- mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. (of the IBC) The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

**804.4.10 Unlatching.** The unlatching of any door or leaf shall not require more than one (1) operation.

BB. Section 804.5.4 is amended to read as follows:

**804.5.4 Panic and fire exit hardware.**

In any *work area*, and in the egress path from any *work area* to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than fifty (50), all required exit doors equipped with latching devices shall be equipped with *approved* panic or fire exit hardware in accordance with Section 1010.2.9 of the *International Building Code*.

**804.5.4.1 Supplemental requirements for panic hardware.**

Where the *work area* exceeds fifty percent (50) of the floor area, panic hardware shall comply with Section 804.5.4 throughout the floor.

**Exception:** Means of egress within a tenant space that is entirely outside the *work area*.

CC. [Reserved]

DD. Section 904.2.2 – Automatic fire detection - is amended to read as follows:

Where required by the International Building Code for new buildings, automatic fire detection systems shall be provided throughout the work area. Where mixed-use buildings include one- and two-family dwellings, an automatic fire detection system shall be installed in the residential units and any adjacent tenant space within the building.

EE. Section 1002.1 – Compliance with the building code – is amended by the addition of item number twelve (12) to read as follows:

12. Changes in occupancy to residential dwelling units or buildings subject to the International Building Code resulting in an occupancy group meeting the definition of an R-3, R-4, E or I-4 are required to follow the International Building Code Section 420.

FF. Section 1011.2.1 – Fire sprinkler system – is amended to delete number one (1) and read as

follows:

#### **1011.2.1 Fire sprinkler system.**

Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

1. Fire partition.
2. Smoke partition.
3. Smoke barrier.
4. Fire barrier.
5. Fire wall.

#### **Exceptions:**

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the *International Residential Code*.
2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the *International Residential Code*.
3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the *International Residential Code*.

**Exception:** Where the change of occupancy to a grade level Group A occupancy meets all of the following:

1. Total area of occupancy change is not more than two thousand five hundred (2,500) square feet.
2. Occupant load of the public use area is less than one hundred (100).
3. The total area where the occupancy change occurs is protected throughout with an automatic fire-alarm system and detection in compliance with Chapter 9 of the International Fire Code.

GG. Section 1011.5.1 – is amended by deleting item number 7 to read as follows:

### **1011.5.1 Means of egress for change to a higher-hazard category.**

Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in Table 1011.5, the means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.

#### **Exceptions:**

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 903.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 9 shall be permitted for continued use subject to approval of the *code official*.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or one-half inch (1/2")--thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections 804.6.1, 804.6.2 and 804.6.3.
6. Existing dead-end corridors shall comply with the requirements in Section 804.7.

HH. Section 1011.5.6 – is deleted in its entirety.

II. Chapter 13 – Performance compliance methods – is deleted in its entirety.

### **15.52.030 – Violations and penalties.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City of Loveland or cause the same to be done contrary to or in violation of any of the provisions of this code, as adopted and modified by the City of Loveland. Any person, firm or corporation violating any of the provisions of this code, as adopted and modified by the City of Loveland, shall be deemed guilty of a misdemeanor and subject to penalties as set forth in Section 1.12.010 of the City of Loveland Municipal Code.

**Section 2.** That if any section, subsection, or portion of this ordinance is, for any reason, held to be unconstitutional or invalid for any reason, such decision shall not affect that validity of the remaining portions of this ordinance. City Council hereby declares that it would



have passed this ordinance, and each section, subsection, and portion hereof, regardless of whether any one or more sections, subsections, or portions may be declared unconstitutional or invalid.

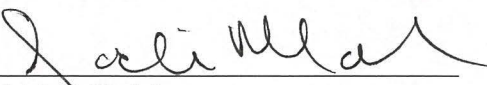
**Section 3.** That nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, liability incurred, or cause of action acquired or existing under any ordinance hereby repealed, nor shall any legal right or remedy of any character be impaired by this ordinance.

**Section 4.** That the City Clerk shall cause to be published twice in a newspaper of general circulation within the City, once at least fifteen (15) days preceding the public hearing, and once at least eight (8) days preceding the public hearing, the following notice:

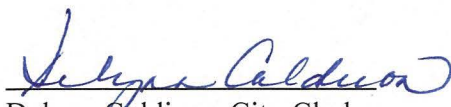
Public notice is hereby given that at 6:00 p.m. on \_\_\_\_\_ in the City Council Chambers, City Hall, 500 East Third Street, Loveland, Colorado, the Loveland City Council will consider on second reading an Ordinance Repealing and Reenacting Chapter 15.52 and Adopting by Reference the International Existing Building Code, 2021 Edition. A public hearing shall be held prior to said consideration. Copies of the above-referenced International Existing Building Code, 2021 Edition and any codes adopted by reference within the code are on file with the Loveland City Clerk and are open to public inspection.

**Section 5.** That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect June 1, 2023, consistent with City Charter Section 4-8(b).

CITY OF LOVELAND, COLORADO:


  
\_\_\_\_\_  
Jacki Marsh, Mayor

ATTEST:

  
\_\_\_\_\_  
Delynn Coldiron, City Clerk



APPROVED AS TO FORM:

  
Deputy City Attorney

AN ORDINANCE REPEALING AND REENACTING CHAPTER 15.52 OF THE LOVELAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION

Ordinance 6591

I, Delynn Coldiron, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on November 1, 2022 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on November 5, 2022 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on November 19, 2022.



Delynn Coldiron, City Clerk

Effective Date: June 1, 2023

