



Amendments to the 2021 International Residential Code

The energy provisions located in IRC Chapter 11 are deleted in their entirety.

Reference the 2021 IECC for energy code provisions and recommended amendments.

Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section R103 and R103.1 amend to insert the Department Name

DEPARTMENT OF BUILDING SAFETY TOWN OF EAGLE BUILDING DEPARTMENT

R103.1 Creation of enforcement agency. The Department of Building Safety Town of Eagle Building Department is hereby created and the official in charge thereof shall be known as the building official.

Section R105.2; amend the following paragraphs to reflect as follows:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 120 square feet and the tallest portion of the building does not exceed ten feet (10'). Such structures shall not be intended or used for human habitation.
2. Fences not over 7-feet 6 feet high and are located entirely within side or rear yard areas.
5. Sidewalks and driveways

Section 108.5 Refunds; amend Section 108.5 to read as follows:

The Building Official may authorize the refund of any fee paid which was erroneously paid or collected. The Building Official may authorize a refund of not more than eighty percent (80%) of the permit fee paid when no work has been performed under an active permit. The Building Official may authorize a refund of not more than eighty percent (80%) of the plan review fee paid if withdrawn or cancelled before any plan review has been performed. Any request for a refund of any fee shall be filed in writing by the original applicant and shall not be more than one hundred eighty (180) days after the date of fee payment.

(Reason: Provides specific refund policy)

Section 108; add Section 108.7 to read as follows:

108.7 Re-inspection Fee. A fee as established by Town Council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives;

2. The building address is not clearly posted;
3. Town-approved plans are not on the job site available to the Inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. A correction notice has been issued more than once for the same item(s);
6. Failure to maintain erosion control, trash control or site disturbance fence protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section 112.1; insert a sentence after the first sentence of the section to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Planning and Zoning Commission shall serve as the board of appeals. ... (remainder of paragraph left unchanged)

Section 112.3; add a phrase to the first sentence to read as follows:

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience, general knowledge and/or training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Section 114 Violations; add new Section 114.5 entitled “Strict Liability”:

114.5 Strict Liability. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a Class A municipal offense and each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Any municipal offense under this Section shall be deemed one of “strict liability”.

Table R301.2 (1); fill in as follows:

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY ^f B | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP ^e -22° F | ICE BARRIER UNDER-LAYMENT ^h Yes | FLOOD HAZARDS ^g Local Code | AIR FREEZING INDEX ⁱ 2500 | MEAN ANNUAL TEMP ^j 43.9° F |
|------------------|---|----------------------------------|--------------------------|------------------------------------|---|-------------------------|-------------------------------|----------------------|---|---|--|---|--|
| | SPEED ^d (MPH) | Topographic Effects ^k | Wind Region ^l | Windborne Debris Zone ^m | | Weathering ^a | Frost Line Depth ^b | Termite ^c | | | | | |
| 65 lb/ft | 115 (3 sec-gust)/ 76 fastest mile | No | No | No | | Severe | 48" | None | | | | | |

Section R302.13, Amend Section R302.13 to read as follows:

R302.13. Fire protection of floors. Floor assemblies located over basements or crawl spaces which contain fuel-fired or electric-powered heating, cooling, water heating, or other similar appliances and are

not located within mechanical rooms constructed of one-hour fire resistance are not required elsewhere in this code to be fire-resistive rated, shall be provided with a ½-inch gypsum wallboard membrane, 5/8-inch structural panel membrane, or equivalent on the underside of the floor framing member. Where protection is not installed, the cavity spaces formed by floor framing members shall be completely filled with unfaced batt insulation or other approved material and interconnected smoke/CO detectors shall be installed as determined by the code official. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Section R303.10: Amend this section by adding the following additional sentence:

Heat loss calculations required for dwelling units shall be calculated at a minimum 68 degree temperature inside and a -20 degree temperature outside

Section R303.4, Exception; amend to read as follows:

Exception: {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Section R308.4, Amend Section R308.4 by adding a sentence to read as follows:

R308.4 Hazardous locations. The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing. The application of window film to existing glazing is not acceptable as an equivalent method and material for compliance with this section.

Section R309.5 Fire Sprinklers; Amend this section inserting a clause in the first sentence as follows:

Private garages attached to dwellings containing fire sprinkler systems shall be protected by fire sprinkler systems when required by the fire official.

Section R313.1 Townhouse automatic fire sprinkler systems; Amend this section to read;

An automatic fire sprinkler system shall may be installed in townhouses except for designated geographical locations.

Section R313.2 One-and-two family dwellings automatic fire sprinkler systems; Amend section to read:

An automatic fire sprinkler system shall may be installed in one-and-two family dwellings except for designated geographical locations.

Section R315.2.2 Alterations, repairs and additions; amend to read as follows:

Exception:

1. [existing text remains]
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

Section R401.2; amended by adding a new paragraph following the existing paragraph to read as follows.

Section R401.2. Requirements. {existing text unchanged} ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Colorado-registered engineer unless otherwise authorized by the Building Official.

Section R403.1.4.1, amended by adding the following sentence:

All conditioned spaces within a building or attached thereto shall have foundation frost walls extend a minimum depth of forty-eight inches (48") as measured from the bottom of the footing to the backfill grade lines, unless otherwise designed by a structural engineer.

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2021 IECC for energy code provisions and recommended amendments.

Section M1305.1.2; change to read as follows:

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 **60** inches high and 22 **36** inches wide and . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 **22** inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

Exceptions:

2. Where the passageway is unobstructed and not less than 6 feet high and 22 **36** inches wide for its entire length, the passageway shall not be greater than 50 feet in length.

Section M1305.1.3; change to read as follows:

M1305.1.2 Appliances under floors. Underfloor spaces containing appliances shall be provided with an opening and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 **60** inches high and 22 **36** inches wide and . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 **22** inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:

G2420.1.4 Termination of CSST valves. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting in accordance with manufacturer's installation requirements. In the absence of specific provisions, the Building Official may approve an equivalent support, suitable for the size of the valves, of adequate strength and quality, and located not greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section G2420.5.1 (409.5.1); add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed outside of the fireplace and located within 3 feet (914 mm) of the firebox if the appliance shutoff is located within the firebox.

Section P2603.5.1 Sewer Depth; change to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section P2801.6; change the second paragraph to read as follows:

Section P2801.6.1 Pan size and drain. Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation and an automatic shut-off triggered by a sensor or other approved device shall be installed.

Section P2804.6.1; change to read as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor, to the outdoors or to an approved location.

Exception: Replacement of existing water heaters shall not trigger the requirement to add or modify existing discharge piping unless such piping was never code compliant as determined by the code authority.

[remainder unchanged]

END