



Amendments to the 2021 International Building Code

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. 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 to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Sections 103 and 103.1; amend to insert the Department Name

CODE COMPLIANCE AGENCY TOWN OF EAGLE BUILDING DEPARTMENT

103.1 Creation of enforcement agency. The Town of Eagle Building Department is hereby created and the official in charge thereof shall be known as the *Building Official*.
[Remainder Unchanged]

Section 105.1; add a clause to the first sentence to read as follows:

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or outdoor assembly space, or to erect,(remainder unchanged).

Section 105.2 Work exempt from permit; under sub-title entitled "Building" delete items 1, 2, 10 and 11 and re-number as follows:

Building:

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Fences not over 7 feet (1829 mm) high.
3. 1. (Remainder Unchanged)
4. 2. (Remainder Unchanged)
5. 3. (Remainder Unchanged)
6. 4. (Remainder Unchanged)
7. 5. (Remainder Unchanged)

8. 6. (Remainder Unchanged)
9. 7. (Remainder Unchanged)
10. ~~Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
11. 8. (Remainder Unchanged)
12. 9. (Remainder Unchanged)
13. 10. (Remainder Unchanged)

Section 109.4; add sentence to read as follows:

An investigation fee, in addition to the permit fee, shall be assessed for work that commences before the issuance of a building permit. The investigation fee shall be equal to the permit fee and payment does not exempt any person from compliance with all other requirements of this code or from any penalty prescribed by law.

Section 109.6 Refunds; amend Section 109.6 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.

Section 109; add Section 109.7 to read as follows:

109.7 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 111.1; add a phrase to the first sentence to read as follows:

111.1 Change of Occupancy. A building or structure shall not be used or occupied in whole or in part, and a permanent sign permit shall not be issued, and a change of occupancy...(remainder left unchanged)

Section 111.3; add a sentence at the end of the section to read as follows:

111.3 Temporary Occupancy. The Building Official is authorized to create a policy which establishes applicable procedures and fee(s) associated with a Temporary Certificate of Occupancy (TCO).

Section 113.1; insert a sentence after the first sentence of the section to read as follows:

113.1 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 113.3; add a phrase to the first sentence to read as follows:

113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience, general knowledge and 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”.

Section 202; amend definition of “Change of Occupancy” by adding conditions as follows:

CHANGE OF OCCUPANCY. Any of the following shall be considered as a change of occupancy....

3. A change of use.
4. Any change in the business occupant
5. Any change in the business name
6. Any change in the business owner

Exception: Individual Office occupancies (excluding medical/dental care occupancies) leased as executive suites (as defined by ordinance) which are not part of a mixed-use occupancy such as office/warehouse and/or there is no change in electric or gas meter accounts.

Section 202; add definition of “Change of Use” as follows:

CHANGE OF USE. A change in the use of a building or a portion of a building, within the same group classification, for which there is a change in application of the code requirements.

Section 202; add a new definition of GEFPD to read as follows:

GEFPD. Acronym for Greater Eagle Fire Prevention District which administers provisions of the IFC.

Section 303.1.3; add a sentence to read as follows:

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

Section 406.3.3.1 Carport separation; add sentence to read as follows:

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

Section 410.6; amend Section 410.6 by adding a sentence and deleting Exceptions 1-3 to read as follows:

410.6 Automatic sprinkler system. With the approval of the fire code official, alternate automatic fire suppression systems may be considered for use in areas where a fire sprinkler system may not be suitable. Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.

Exceptions:

1. Sprinklers are not required under stage areas less than 4 feet (1219 mm) in clear height utilized exclusively for storage of tables and chairs, provided the concealed space is separated from the adjacent spaces by Type X gypsum board not less than 5/8 inch (15.9 mm) in thickness.
2. Sprinklers are not required for stages 1,000 square feet (93m²) or less in area and 50 feet (15 240mm) or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and a single backdrop.
3. Sprinklers are not required within portable orchestra enclosures on stages.

Section 903.2; amend Section 903.2 by deleting the Exception to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection systems in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour fire barriers constructed in accordance with Section 707 or not less than 2 hour horizontal assemblies constructed in accordance with Section 711, or both.

Section 903.2.3; delete Exception under Item #2 as follows:

903.2.3 Group E. An automatic fire sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all.....(remainder remains unchanged)
2. The Group E fire area.....(remainder remains unchanged)

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic fire sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

Section 903.2.4.2; change to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits unless involving not more than 120 gallons of distilled spirits in the fire area at any one time and approved by the Fire Marshal.

Section 903.2.8.1; amend this section to read as follows:

903.2.8.1 Group R-3. An automatic fire sprinkler system installed in accordance with Section 903.1.3 shall be required, permitted, and installed in Group R-3 occupancies that are supplied by a municipal water supply and constructed more than 5.5 miles of road travel distance from a fire station.

Section 903.2.8.1.1; add a new section to read as follows:

903.2.8.1.1 Group R-2. An automatic fire sprinkler system installed in accordance with Section 903.1.3 shall be required in buildings that have Group R-2 occupancies and other occupancies under one common roof.

Section 903.2.9.1; add a new section #5 to read as follows:

903.2.9.1 Repair garages. An automatic fire sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

5. Buildings in which repair garages and other occupancy types occupy a building under one common roof.

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine unless involving not more than 120 gallons of distilled spirits or wine in the fire area at any one time and approved by the Fire Marshal

Section 903.4; amend Section 903.4 by deleting Exception #1 to read as follows:

Exceptions:

1. Automatic sprinkler systems protecting one and two family dwellings.
2. [No Change]
3. [No Change]
4. [No Change]
5. [No Change]
6. [No Change]
7. [No Change]

Section 903.4.3; amend Section 903.4.3 by adding the following sentence to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings. Floor control valves shall be readily accessible without the use of special key, knowledge or ladder. Locations of floor control valves shall be subject to approval of the fire code official.

Section 905.2.1; create a new Section 905.2.1 to read as follows:

905.2.1 Installation standards – standpipe systems. Class III standpipes may be required to manual wet when required by the fire code official. Standpipes shall be hydraulically separated from fire sprinkler risers. Combination risers are prohibited without express permission of the fire code official.

Section 905.3; amend Section 905.3 to read as follows:

905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8. ~~Standpipe systems are allowed to be combined with automatic sprinkler systems. Standpipe installations may be required by the fire code official where distances to all portions of the property from fire apparatus exceed 150 feet. Standpipe class shall be determined by the fire code official based on the conditions presented.~~

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3.1; amend Section 905.3.1 by deleting Exception # 6.2 to read as follows:

905.3.1 Height. Class III standpipe systems.....(remainder of paragraph unchanged)

Exceptions:

1. [No Change]
2. [No Change]
3. [No Change]
4. [No Change]
5. [No Change]
6. [No Change]
- 6.1 [No change]
- 6.2 ~~Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.~~

Section 907.2.1; amend Section 907.2.1 by deleting the Exception to read as follows:

907.2.1 Group A. A manual fire alarm system.....(remainder of paragraph unchanged)

Exception: ~~Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.~~

Section 907.2.2; amend Section 907.2.2 by deleting the Exception to read as follows:

907.2.2 Group B. A manual fire alarm system.....(remainder of paragraph unchanged)

Exception: ~~Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.~~

Section 907.2.2.1; amend Section 907.2.2.1 by deleting the Exception to read as follows:

907.2.2.1 Ambulatory care facilities. Fire areas containing.....(remainder of paragraph unchanged)

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.3.1; create a new Section 907.2.3.1 to read as follows:

907.2.3.1 Automatic smoke detection system. An automatic smoke detection system shall be installed throughout Group E occupancies in accordance with Section 907.5 and Section 907.6.

Exception: Group E occupancies with an occupant load of 50 or less.

Section 907.2.4; amend Section 907.2.4 by deleting the Exception to read as follows:

907.2.4 Group F. A manual fire alarm system.....(remainder of paragraph unchanged)

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.7; amend Section 907.2.7 by deleting Exception #2 to read as follows:

907.2.7 Group M. A manual fire alarm system.....(remainder of paragraph unchanged)

Exception:

2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.8.1; amend Section 907.2.8.1 by deleting Exception #2 to read as follows:

907.2.8.1 Manual fire alarm system. A manual fire alarm system.....(remainder of paragraph unchanged)

Exception:

2. Manual fire boxes are not required throughout the building where all of the following conditions are met:

- 2.1 The building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- 2.2 The notification appliance will activate upon sprinkler water flow
- 2.3 Not fewer than one manual fire alarm box is installed at an approved location.

Section 907.2.9.1; amend Section 907.2.9.1 by deleting Exceptions #2 and #3 to read as follows:

907.2.9.1 Manual fire alarm system. A manual fire alarm system.....(remainder of paragraph unchanged)

Exceptions:

~~2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.~~

~~3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open ended corridors designed in accordance with Section 1027.6, Exception 3.~~

Section 907.2.10; amend Section 907.2.10 by deleting the Exception to read as follows:

907.2.10 Group S. A manual fire alarm system.....(remainder of paragraph unchanged)

Exceptions:

~~2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.~~

Section 907.5.2.1.4; create new Section 907.5.2.1.4 to read as follows:

907.5.2.1.4 Silencing of alarm notification appliances. Upon the silencing (by the fire department) of a fire alarm system that has been activated, the fire alarm system shall be capable of silencing the audible alarms while still providing visual notification to occupants.

Section 907.6.6; amend Section 907.2.10 by deleting Exception #3 to read as follows:

907.6.6 Monitoring. Fire alarm systems.....(remainder of paragraph unchanged)

Exceptions:

~~3. Automatic sprinkler systems in one and two family dwellings.~~

Section 1203.1; add a second sentence to read as follows:

The minimum design criteria shall be minus twenty (-20) degree Fahrenheit outside.

Section 1809.5; add a clause to Item #1 to read as follows:

1. Extending below the frost line of the locality to a depth of not less than forty-eight (48") inches measured from the bottom of the footing to the backfill grade lines, unless otherwise designed by a structural engineer for a specific location.

Section 2902.1; add a second paragraph to read as follows:

In other than Group E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; add footnote g to read as follows:

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments. The Building Official may consider the substitution of approved electric water dispensers for the required number of drinking fountains where existing conditions make such installations impractical or unreasonable.

Section 2902.3.3; amend Section 2902.3.3 to read as follows:

2902.3.3. Location of toilet facilities in occupancies other than malls. For occupancies other than Group A-2, (including less than 50 occupants), covered malls, and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m).

For Group A-2 occupancies, including those less than 50 occupants, shared restroom(s) may be approved by the Building Official under the following conditions:

- 1) The occupant load does not exceed 15.
- 2) The path of travel to such facilities does not exceed 75 feet.
- 3) The minimum number of fixtures shall be based on the total occupant load served by all occupancies.
- 4) A written restroom-sharing agreement shall be executed between owners of both spaces or between the building owner where the restrooms exist and new business owner.
- 5) Access to the restroom(s) shall not be controlled by any locked doors within the path of travel to such facilities unless a site diagram (min. 18" x 18") is posted at the business front door with the current keypad code.
- 6) The restroom(s) shall be accessible during operating hours of the subject business regardless of operating hours of the space providing the restroom(s)
- 7) Access to restrooms shall be provided along an accessible route.

End