



DENVER
THE MILE HIGH CITY

2016 Denver Building and Fire Code

Safety and Well-being Committee
February 16, 2016

Community Planning and Development
Denver Fire Department

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Role of the City in building safety & code compliance

- Community Planning & Development (CPD) and Denver Fire Department (DFD) review building permit submittals to determine compliance with adopted building and fire codes
 - These codes set a minimum level of life safety, building and energy requirements.
- Conduct inspections to ensure what is built matches approved plans
- DFD conducts annual inspections of commercial occupancies within Denver to ensure compliance with the Fire Code

History of Building and Fire Codes in Denver

- Building Code Revision Committee established in 1935
- 1935-1990 responsible for writing proprietary Denver Building Code
- 1990-2000 responsible for amending “Uniform” model codes
- 2000-Present responsible for amending “International” model codes

- Move from 2009 (2011 Denver Building Code) to the 2015 I-Codes
- Joint process between Community Planning & Development and Denver Fire Department
- Continue to reform Denver Code Adoption process to achieve:
 1. Timely adoption
 2. Minimize local amendments
 3. Provide transparency and community involvement

2015 International Codes to be adopted

- Codes were released in late July 2014 and the overview of significant changes came out in September
 - International Building Code (IBC)
 - International Existing Building Code (IEBC)
 - International Plumbing Code (IPC)
 - International Mechanical Code (IMC)
 - International Residential Code (IRC)
 - International Fuel Gas Code (IFGC)
 - International Fire Code (IFC)
 - International Energy Conservation Code (IECC)

- Developed a four step process which consisted of the following:
 - Staff review of 2011 amendments and 2015 code
 - Building Code Review Committee and Fire Code Review Committee to review staff and public amendment proposals
 - Building & Fire Code Task Force to coordinate code document
 - City Council adoption process to amend Chapter 10, Article II of the Denver Revised Municipal Code

- **Building Code Review Committee**
 - AIA: Steve Rondinelli
 - Board of Appeals: Scott Moore
 - Apartment Association: Alan Eathorne
 - BOMA: Greg Forge
 - Associated General Contractors: Scott Miller
 - NAIOP: Paul Franke
 - Commission for People with Disabilities: Colin Heffern
 - HBA: Shiley Johnson
 - CO Building and Construction Trades Council: Neal Hall
 - Structural Engineers Association of Colorado: Jerry Maly
 - Mechanical Engineers Representative: Mark Jelinske
 - Plumbing Engineers Representative: Brad Gettel
 - Fire Prevention Bureau: Dave Clark/Chief Joe Gonzales
 - Building Official: Ed Kocman and Scott Prisco
 - CPD Staff: Keith Peetz/Eric Browning and Danny Boncich
 - Denver Office of Sustainability: Sonrisa Lucero
 - Additional architect/design build representative: David Berton

2016 Adoption Process Participants

- **Fire Code Review Committee**
 - AIA: Shane Mettler
 - DPS: Trena Deane
 - Denver Water: Arnie Strasser
 - Commission for People with Disabilities: Ed Neuberg
 - BOMA: Randy Adrian
 - National Fire Sprinkler Association: Eric Gleason
 - FM Global: Eric Wilhelm
 - National Fire Alarm Association: George McNeil
 - Associated General Contractors Association: Taryn Edwards
 - Engineering representative (Advanced Consulting Engineers): Masoud
 - CPD representative: Bret Pica
 - Patrick Hilleary
 - Elevators: Mike Gleiforst and Russ Holt
 - DFD staff

- Amendments from the Public/Staff
 - Proposals received on January 9, 2015
 - All meeting notices and amendments posted on www.denvergov.org/buildingcode
 - Building Code proposals received = 170

- Denver Building Code Chapter 1
 - Changed language to follow what State allows for signing and stamping of drawings
 - Changes to DBC-AP Section 133.1 on when an architect is required to be more consistent with the state
 - New section requiring posting of Certificate of Occupancy

- International Building Code (IBC)
 - Creating a consistent Chapter 10 (Means of Egress) between IBC and IFC
 - Amendment regarding photoluminescent materials
 - Updating of snow loads based on Colorado findings
 - Modifications to the elevator chapter related to DFD permitting
- International Existing Building Code (IEBC)
 - Various amendments for consistency with landmark preservation
 - Rehabilitation Committee focused on reuse of code compliance of buildings built before 1965

- International Residential Code (IRC)
 - Amendment related to number of electrical services
 - Continuation of 2011 amendment to not require sprinklers
 - Various amendments to coordinate Denver Water and Wastewater requirements
 - New single-family and duplexes building garages required to consider additional load and add conduit in garage to allow future electric vehicle charging station
- International Mechanical Code (IMC)/International Plumbing Code (IPC)/International Fuel Gas Code (IFGC)
 - Very minor changes from 2011 amendments
- International Energy Conservation Code (IECC)
 - Clarifications to building commissioning requirements
 - Clarifications to historic building report requirements for compliance with IECC, and definition of what is a historic building
 - Alternate compliance for log homes
- International Fire Code (IFC)
 - New chapters on marijuana and distilleries

- Desire to add a separate electrical service to convert garages into grow facilities for tenants
- Zoning and Electrical implications
 - Accessory garden is allowed, but accessory structure must be subordinate to the primary structure
 - Electrical being added will easily accommodate more than more plants than allowed by zoning
 - Denver Fire concern on properties having more than one electrical shut-off

- 2015 Base International Residential Code
 - One- and two-family dwellings shall be supplied by only one service. (230.2)
- 2015 Amendment for Denver
 - Section E3601.2 Number of services. One- and two-family dwellings and any associated structures shall be supplied by one set of service entrance conductors, as defined in the National Electric Code, whether overhead or underground, unless otherwise approved by the Building Official. (230.2)

- For six months following adoption by City Council, projects may be submitted under the 2011 DBC or the new code
- After six months, permit submittals must be done under the new code
- Major projects in design during the drafting of the new code and that will be submitted for permits after the six months can request to be reviewed and permitted under the 2011 DBC
 - Must submit a request to CPD Building Official who will review with Denver Fire
 - Request must outline the type of project, date design commenced, intended date of construction document submittal to CPD, and commitments regarding timing of starting and finishing construction with a 2 year time period

- Visit www.denvergov.org/buildingcode to review proposed amendments and changes from 2011 amendments
- THANK YOU to all staff, public and committee members who were involved in this process!!

QUESTIONS?