



# Notable Changes

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2021 Commerce City Building Code

# Commerce City Building Code



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# Administrative Changes

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# Board of Building Code Appeals

- Establishes continuous board
- Hears appeals of CBO decisions
- Sets...
  - Member criteria
  - Board authority
  - Hearing rules



# One-Year Grace Period

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- Facilitates plan revisions, updates
- Technical provisions only
- Can choose to follow 2018 or 2021 codes



# Expedited Service Programs

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- Establishes third-party programs
- Sets program criteria
- Allows for faster building department approvals



# Staff Comments

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- Failed plan reviews and inspections
- Staff must cite:
  - Basis for failure
  - Code section violated





# Commercial Technical Changes

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# Mass Timber

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- Expansion of timber construction
- Allows wood high rises
- Establishes fire protection



# Egress Improvements

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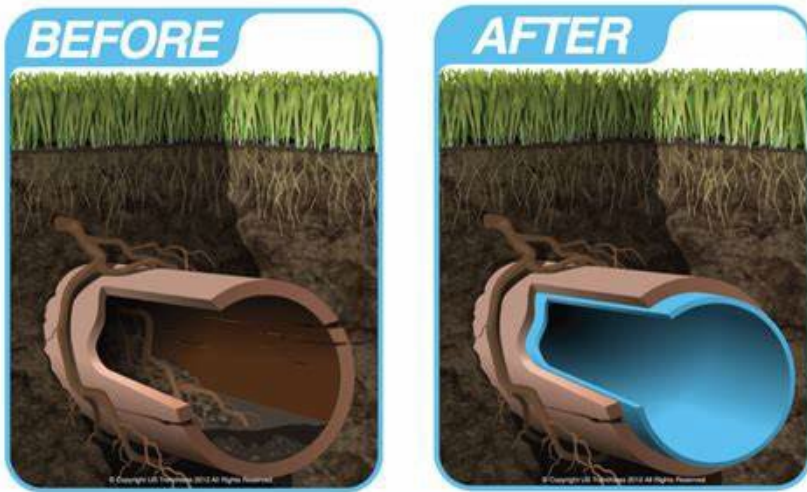
Escape rooms



Occupied roofs

# Plumbing, Mechanical

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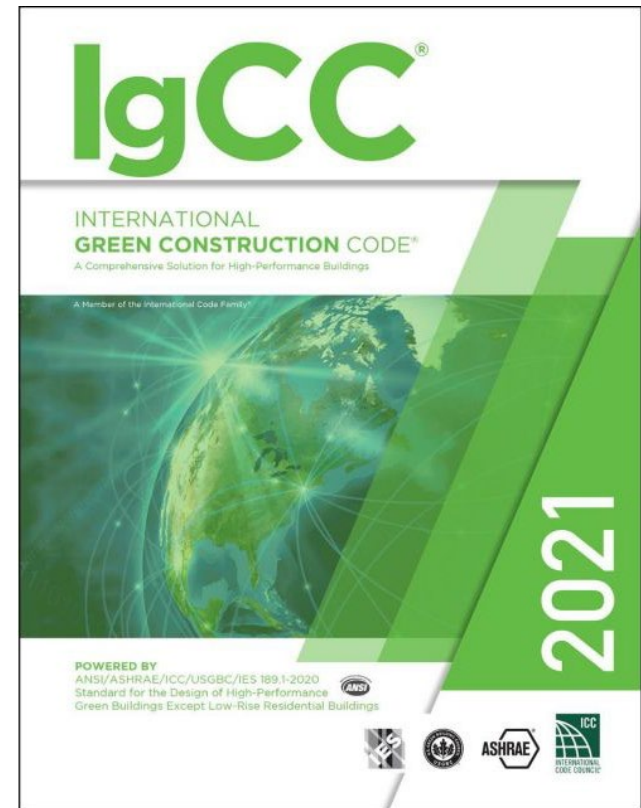
Sewer Relining  
Approved



Unvented Alcohol-  
Burning Prohibited

# Green Construction

- Adopts International Green Construction Code
- Not mandatory
- Staff prioritizes green buildings





# Residential Technical Changes

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# Fire Protection of Floors

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- Drywall under floors above unfinished basements
- Exemptions:
  - When sprinklered
  - 2x joists



# Residential Sprinklers

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- Tied into domestic water
- Detached homes less than 8' from property line
- Townhouses
- Duplexes



# Exterior Finishes

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- Limits finish combustibility
- Applies if < 5' from property line





# Solar-Ready

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- Minimum criteria:
  - House size
  - Origination
- Elements for future solar installed
  - Roof design
  - Reserve space in panel
  - Pathway for conduit



# Energy Conservation

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- Allows applicants to use 2018 requirements
- Require 2021 levels per state mandate on July 1, 2025



# Window Well Covers

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- Deep window wells (>30")
- Must support human load



# Ice Damming Prevention

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- Prevents ice backflow under roof shingles
- Added underlayment at eave





# Questions and Discussion

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