



Notable Changes

2021 Commerce City Building Code

Commerce City Building Code



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Administrative Changes

Board of Building Code Appeals

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



One-Year Grace Period

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



Expedited Service Programs

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



Staff Comments

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





Commercial Technical Changes

Mass Timber

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



Egress Improvements

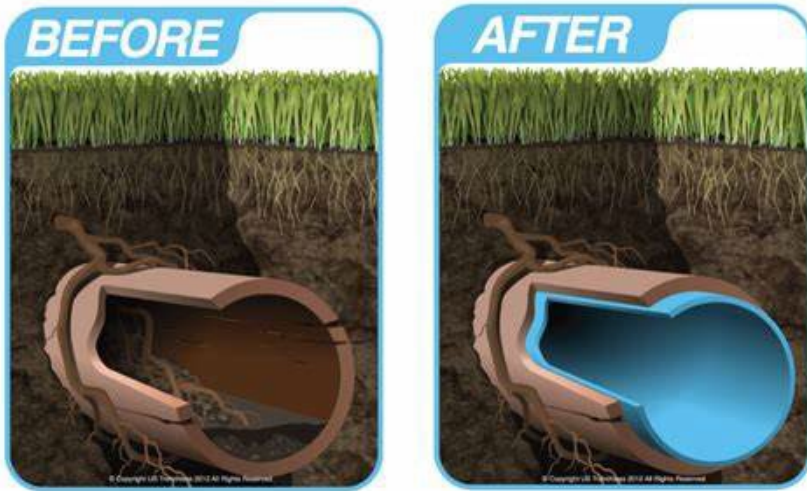


Escape rooms



Occupied roofs

Plumbing, Mechanical



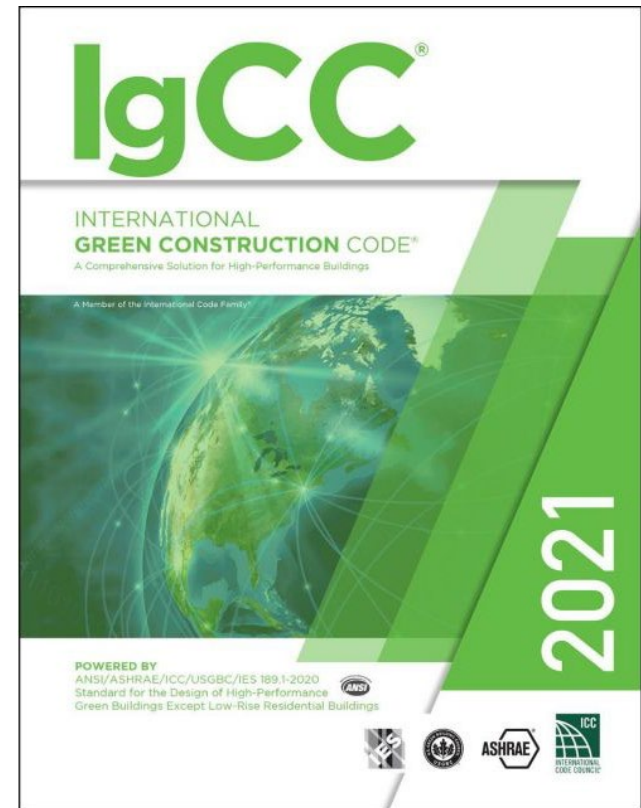
Sewer Relining
Approved



Unvented Alcohol-
Burning Prohibited

Green Construction

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





Residential Technical Changes

Fire Protection of Floors

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



Residential Sprinklers

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



Exterior Finishes

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



Solar-Ready

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



Energy Conservation

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



Window Well Covers

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



Ice Damming Prevention

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





Questions and Discussion
