



Commerce City

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Commerce City, CO 80022
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Council Communication File Number: Ord 2480

Agenda Date: 5/15/2023

Version: 1

Status: Consent 2nd Reading

In Control: City Council

File Type: Ordinance

SECOND AND FINAL READING OF AN ORDINANCE REPEALING AND REPLACING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE WHICH DETAILS THE ADOPTION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH CITY-CENTRIC AMENDMENTS

The purpose of this and related ordinances is to update the city's building code, adopting changes made in the various 2021 editions of the International Codes, apply city-specific revisions to the adopted codes, and to simplify, consolidate, and clarify the city's building code support functions such as appeals, violations, contractor licenses, fees and third-party services.

Summary & Background

The 2021 IRC, as amended by the city, is retitled the City of Commerce City Residential Code and establishes minimum standards for the construction of single family dwellings up to three stories.

Per the direction of City Council during the November 14, 2022 study session, significant fire-prevention amendments were added to the 2021 edition of the IRC as amended by the city. Residential sprinklers, installed in accordance with the IRC only, will be required for townhouses and detached single family dwellings with a distance to a property line of less than 8 feet. Fire protection will be required for floors framed with wood I-joists in unsprinklered houses. Exterior wall coverings will be required to have limited combustibility.

Other code amendments include solar-ready houses (per City Council direction), ice damming prevention and window well covers.

Staff Responsible (Department Head): Tricia McKinnon, Acting Director, Community Development

Staff Presenting: Brian Foley, Chief Building Official

Financial Impact: The cost of the significant updates passed onto homebuyers will be upwards of \$17,000.

Funding Source: N/A

Staff Recommendation: Approval

Suggested Motion: Motion to approve Ordinance 2480.