

Amendments to the Existing Building Codes

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Commerce
CITY

Introduction

In a review of prior building code amendments, the Building Safety Division identified several specific changes for consideration. The proposed changes will implement best practices, align our codes with area municipalities, and address conflicts with the 2025 Land Development Code. The proposed changes fall into three categories:

- Work exempt from permit
- Residential technical changes
- Commercial technical changes

In this presentation, staff will outline the changes and ask if there are any questions or concerns.

Next Steps: Bring an Ordinance to Council for formal consideration

Tentative dates:

- August 17 First Reading
- September 21 Second Reading

Work Exempt from Permit

- Remove both section 5.5 - Scope of the City of Commerce City Building Code & 5.8 Work Exempt from Permit of the current amendments
 - Section 5.5 exempts certain items from permits that are not addressed in Section 5.8, creating confusion
 - This will align work exempt from permit with the **International Residential Code (IRC)** and **International Building Code (IBC)**
- Brings back several permit types, such as Residential Re-Roofing, Residential Siding Replacement, and Residential Replacement Windows/Doors
- Aligns square footage cut-off for permit requirement in Commerce City with standard IRC/IBC Requirements. For example, Commerce City currently exempts accessory structures up to 256 square feet from permits, while the IBC/IRC and **Land Development Code (LDC)** exempt accessory structures up to 200 square feet from a building permit

Residential Technical Changes

- Change the Occupancy type for residential single-family adopted in the previous code cycle of “R-5” (which is R-3 plus local amendments) back to R-3 only, which is the occupancy type used and defined within the **International Residential Code (IRC)** / **International Building Code (IBC)**
- Add back in a Shower Liner test to allow inspections on poured shower pans to test for water leaks, which was amended out of the 2021 IRC
- Add back language to require “Type K” copper, which is used in the Front Range due to “Type M” copper being too thin to accommodate water turbidity in Commerce City. This has been a requirement for 20+ years (Mistakenly left out of amendments in last code adoption)
- Add an amendment to allow the city to require signed contracts (for example, between a builder and a buyer), which allows staff and applicants to resolve valuations when said valuation is disputed as being too low

Commercial Technical Changes

- Make changes to the sign appendix to align with the **Land Development Code (LDC)**
 - Removing painted nonilluminated signs and projecting signs from signs exempt from permit
 - Amend code to read that engineering for all signs over 6ft is required to align with Section 107 of the International Building Code, which allows for the Building Official to request documents be designed by a registered design professional when special conditions exist (This provides transparency and consistency for document requirements on all signs over 6ft)
- Change language regarding temporary structures to align with the LDC. The LDC exempts temporary structures of 400 square feet or less from building permits, while the **International Building Code (IBC)** requires temporary structures over 120 square feet to have a permit.
- Make changes to the plumbing sections, to allow smaller businesses to not have a drinking fountain or service sink, as currently required per the code
- Add a new diagram to the code regarding greywater collection systems to provide additional clarity consistent with county requirements

Questions and Discussion