

ORDINANCE NO. 2732

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO AMEND THE FIRE SPRINKLER SYSTEM REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

WHEREAS, in May of 2023, City Council via Ordinance No. 2480 adopted the 2021 International Residential Code (IRC) with City of Commerce City (“City”) centric revisions;

WHEREAS, City Council desires to amend the 2021 IRC to modify the applicability of the automatic fire sprinkler system requirements for townhouses and one- and two-family dwelling units; and

WHEREAS, the City finds and determines that amending the 2021 IRC is in the best interest of the public for the welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be supported and authorized by law and in the best interests of and necessary for the protection of the health, safety, and welfare of the public.

SECTION 2. Amendment. The Commerce City Revised Municipal Code is hereby amended as set forth in Exhibit A, with a clean version of the sections as amended included as Exhibit B.

SECTION 3. Repealer. All ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof, are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date. This ordinance shall be effective pursuant to Section 5.3 of the Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 20TH DAY OF OCTOBER, 2025.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 17TH DAY OF NOVEMBER, 2025.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Kim Garland, Acting City Clerk

EXHIBIT A

EXPLANATORY NOTE:

~~RED-STRIKETHROUGHS~~ INDICATE MATERIAL DELETED FROM EXISTING LAW;

BLUE UNDERLINES INDICATE MATERIAL ADDED TO EXISTING LAW;

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

Sec. 5-4201. Amendments.

* * *

(jj.1) Section 313.1 entitled “Townhouses automatic fire sprinkler systems,” is amended to read as follows:

R313.1 Townhouses automatic sprinkler systems. An automatic sprinkler system shall be a required builder-provided option in all new townhouses.

Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

* * *

(ll) Section 313.2 entitled “One- and two-family dwellings automatic sprinkler systems,” is amended to read as follows:

R313.2 One- and two-family dwellings automatic sprinkler systems. ~~An automatic sprinkler system shall be installed in one- and two-family dwellings with a fire separation distance of less than 8 feet (2440 mm) at any location along the building perimeter.~~ An automatic sprinkler system shall be a required builder-provided option in all new one- and two-family dwellings.

Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

* * *

EXHIBIT B

EXPLANATORY NOTE:

ASTERISKS * * * INDICATE MATERIAL UNCHANGED BY THIS ORDINANCE.

Sec. 5-4201. Amendments.

* * *

(jj.1) Section 313.1 entitled “Townhouses automatic fire sprinkler systems,” is amended to read as follows:

R313.1 Townhouses automatic sprinkler systems. An automatic sprinkler system shall be a required builder-provided option in all new townhouses.

Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

* * *

(ll) Section 313.2 entitled “One- and two-family dwellings automatic sprinkler systems,” is amended to read as follows:

R313.2 One- and two-family dwellings automatic sprinkler systems. An automatic sprinkler system shall be a required builder-provided option in all new one- and two-family dwellings.

Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

* * *