



TOWN BOARD WORK SESSION AGENDA

Wednesday, October 8, 2025 at 5:00 PM

MEETING LOCATION

1201 Broad Street, Meeting House, Milliken, CO 80543

Zoom Meeting Details

To Join via Zoom

<https://us02web.zoom.us/j/82545464848?pwd=bGlxekNFMtyRGVCek1OVTBla28xQT09>

Meeting ID: 825 4546 4848

Passcode: 362021

One tap mobile

+17193594580,,82545464848#,,, *362021# US

+13462487799,,82545464848#,,, *362021# US

1. Discussion Topics

a. 2018 to 2024 Building Code Adoption Overview

b. ADU Draft Ordinance Review

ACCOMMODATION NOTICE

The Town of Milliken complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the Town of Milliken. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the Town of Milliken, please contact the Town Clerk, Caree Rinebarger at (970) 660-5045 within 3 to 5 days before the scheduled meeting date in order to allow the Town to better accommodate your request.

NOTE

Headings in this agenda are for organizational purposes only. The board of trustees may take formal action on any matter reasonably related to any item listed under any section of this agenda. Town of Marble v. Darien, 181 P.3d 1148 (Colo. 2008); Benson v. McCormick, 578 P.2d 651 (1978).

Contact: Caree Rinebarger, Town Clerk (CRinebarger@town.milliken.co.us | 970-587-4331)

Agendas will be published no later than 24-hours prior to the meeting start time.



2024 International Code Introduction

Quick Overview

- Updating all building codes to the 2024 edition
 - Electrical Code stays at the 2023 edition
 - New codes are added including Wildland-Urban Interface Code and Colorado Model Electric Code
- Cost analysis provided for the residential building and energy codes
 - List of most significant residential code changes provided in packet
 - Adoption of Fire Sprinkler systems for Duplex and Townhouses

2024 I-Codes

- Building Code (Commercial)
 - Residential Code
 - Energy Conservation Code
 - Plumbing Code
 - Mechanical Code
 - Fuel Gas Code
 - Property Maintenance Code
 - Swimming Pool & Spa Code
- Wildland-Urban Interface Code
 - Model Electrical Ready and Solar Ready Code
 - Fire Code

Wildland Urban-Interface Code

Senate Bill 23-166 established a Wildfire Resiliency Code Board in the Division of Fire Prevention and Control to help enhance community safety and resiliency from wildfires through the adoption of codes and standards.

State of Colorado has required all jurisdictions to adopt the WUI Code

The State has created a map to identify properties that will be required to meet the code requirements.

Administration



Who shall adopt the code?

Governing bodies with jurisdiction in the WUI that have the authority to adopt building or fire codes

- 1) City council, town council, board of trustees, or other governing body of a city, town, or a city and county
- 2) Board of directors of a FPD
- 3) Governing body of an improvement district providing fire protection services
- 4) Board of county commissioners with respect to the area within a county that is outside the corporate limits of a city or town and outside the boundaries of a fire protection district

Who shall enforce the code?

Code enforcement in accordance with rules and regulations of a governing body

APPLICABILITY



Application

*This is a state *minimum* code, as such:

2 levels of code requirements

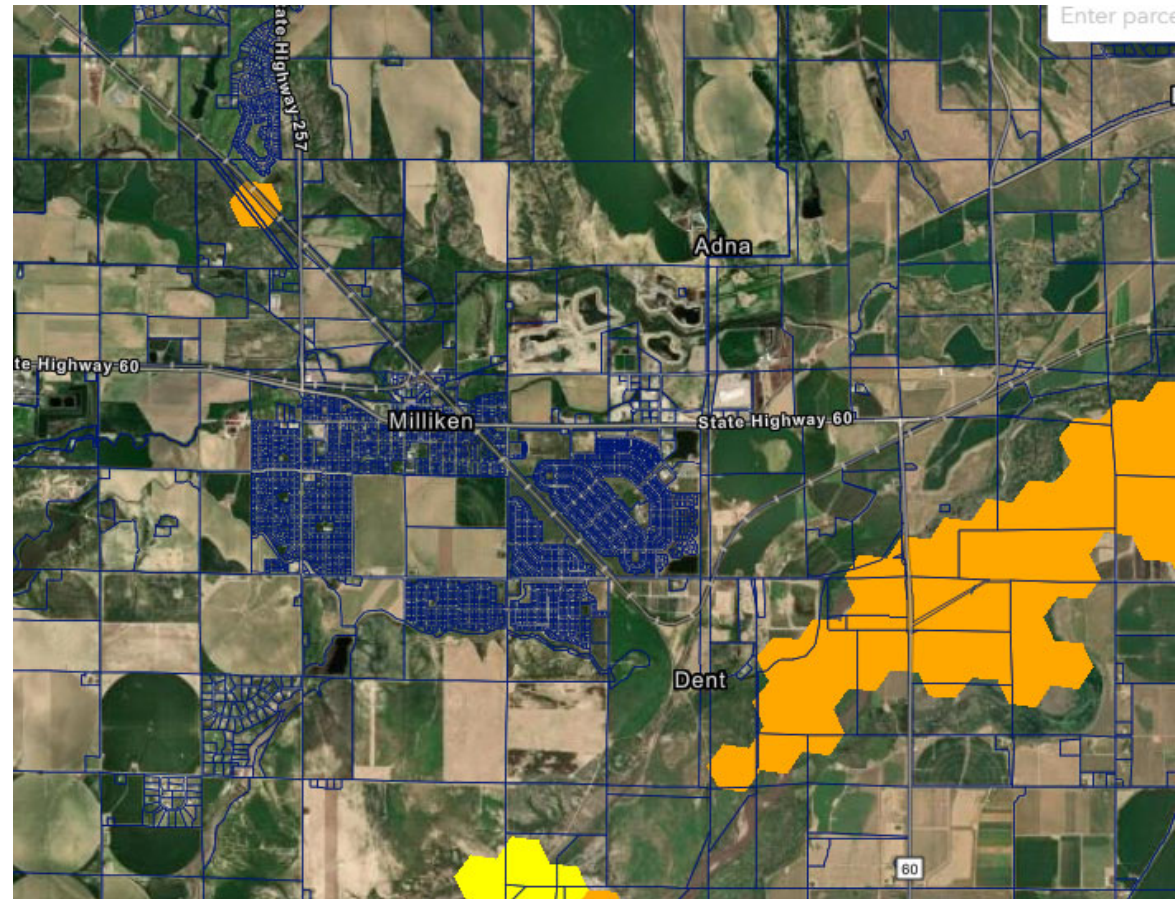
Application based upon illustrated fire hazard on map

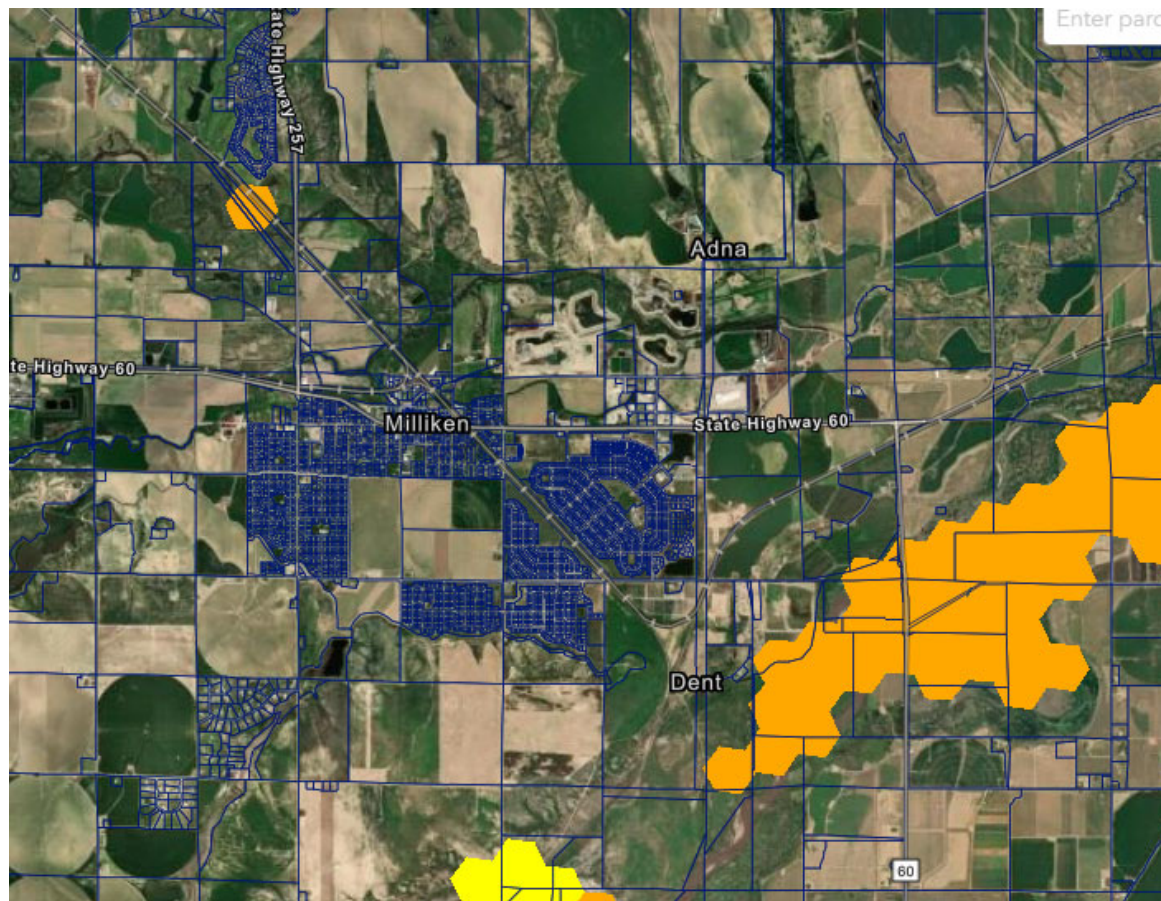
Class 1 - applies to all areas identified with low fire hazard (yellow)

Class 2 - applies to areas identified with moderate to high fire hazard (orange and red)

Locally: Code Officials may make determinations based on ground-truthing as needed

Plan review would require documentation of vegetation and topography.





CODE REQUIREMENTS - Proposed



DRAFT code CH4
Pg 37

Class 1 - Site Management

Signage & Addressing

- Roads, fire protection equipment, addresses

Retaining Walls

- Noncombustible or ignition-resistant materials within 8' of a structure and for structural support

Fencing

- Noncombustible or ignition-resistant materials within 8' of a structure

Structure Ignition Zone 1

- 0-5' from structure: fuel modification

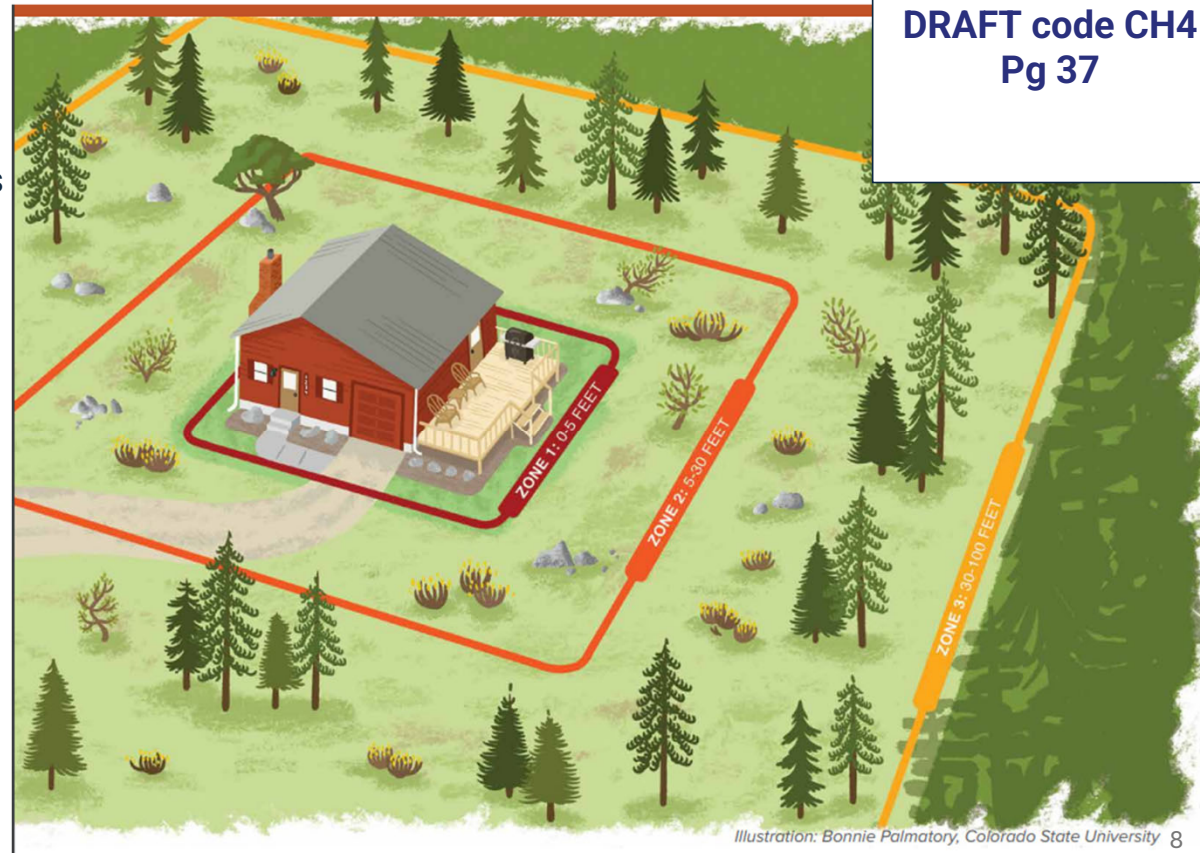


Illustration: Bonnie Palmatory, Colorado State University 8

CODE REQUIREMENTS – Proposed



DRAFT code CH3
Pg 32

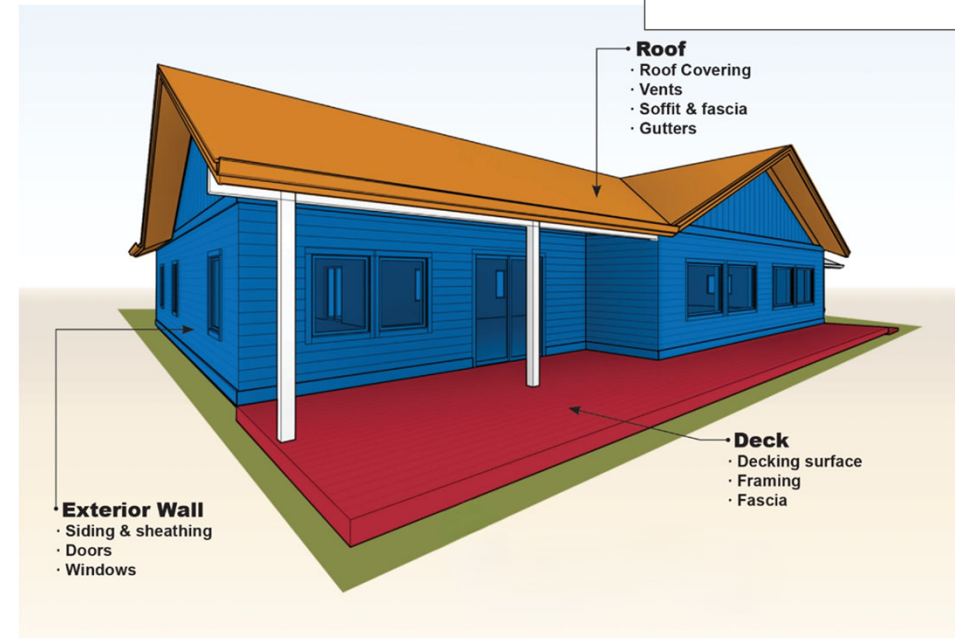
Class 2 - Structure Hardening

Consistent with Class 1:

- Roofing
- Gutters & Downspouts
- Vents

Additional Class 2 requirements:

- Eaves
- Exterior Walls
- Underfloor Enclosures
- Decking
- Appendages & Projections
- Windows & Doors
- Detached Accessory Structures





Model Electric Ready and Solar Ready Code:

This code prepares new homes and buildings for electric vehicles, rooftop solar, and high efficiency electric appliances.

This code prepares new homes and buildings for electric vehicles, rooftop solar, and high efficiency electric appliances.

Cities and counties with building codes must adopt the 2021 IECC along with the model electric ready and solar ready code when adopting or updating any building code between July 1, 2023, and June 30, 2026.

Table 1. Key code elements required by the House Bill by building type and size.

Building Type	Solar Ready	EV Ready	Electric Ready	Waiver Eligibility
Residential	Required	EV ready or EV capable.	Electric ready for mixed-fuel homes.	Natural disaster waiver.
Commercial & Multi-Family <10,000 sq. ft.	Required	EV ready, EV capable, & EVSE installed with provisions for electrical service capacity in 20% or more of the vehicle parking spaces.	Electric ready for mixed-fuel buildings.	Natural disaster waiver.
Commercial & Multi-Family >10,000 sq. ft.	Required	EV ready, EV capable, & EVSE installed with provisions for electrical service capacity in 20% or more of the vehicle parking spaces.	Provide dedicated electric panel space, electrical wire, electrical receptacles, and adequate panel capacity.	a) Natural disaster waiver. b) A standard methodology for determining when compliance reaches a substantial cost differential. c) An evidence-based uniform process to allow a project to request a waiver.

Electric Ready

Install electrical wiring or raceways to provide the ability to allow for the replacement of combustion appliances

Must have adequate panel space

Label all installed wiring and raceways

Cost associated with this change is between \$500 to \$1000 per home.

Residential Code Cost Analysis

Data obtained from the Home Innovation Research Labs

Based on moving from the 2018 IRC to the 2024 IRC

Majority of changes are optional for builders and may not affect the cost unless chosen

Construction costs for the 2024 IRC code adoption from the 2018 could be break even

Residential Code Cost Analysis

Table 1. Features of the Reference Houses

Feature	Reference House			
	1	2	3	4
Square Feet	2,607	2,607	2,607	2,607
Foundation	Slab	Slab	Basement	Basement
Number of Stories	1	2	1	2
Number of Bedrooms	3	4	3	4
Number of Bathrooms	2	2.5	2	3
Garage, attached	2-car	2-car	2-car	2-car
Heat, Gas Furnace	Yes	Yes	Yes	Yes
Cooling, (Electric) central air	Yes	Yes	Yes	Yes
Hot Water, Gas 50 gallon tank	Yes	Yes	Yes	Yes
9 ft. Ceilings, 1 st	Yes	Yes	Yes	Yes
8 ft. Ceilings, 2 nd	n/a	n/a	Yes	Yes
Energy Star appliances	Yes	Yes	Yes	Yes
Laundry Room	Yes	Yes	Yes	Yes
Walls, 2x4 (Climate Zones 1 & 2)	Yes	Yes	n/a	n/a
Walls, 2x6 (Climate Zones 3 thru 8)	n/a	n/a	Yes	Yes
Basement, Conditioned, Unfinished	n/a	n/a	Yes	Yes
Furnace Location	Attic	Attic	Basement	Basement
Water Heater Location	Interior	Garage	Basement	Basement
Window SF/% gross wall	360/18%	315/12%	360/18%	330/12%
Roof Pitch	12/12	6/12	9/12	4/12

Residential Code Cost Analysis

- 8 of the code changes affect the majority of homes
- The 2021 IRC increases costs between \$794 to \$5,252
- The 2024 IRC decreases costs between \$316 to \$2,227
- Total of costs effecting new homes is between \$4,936 and -\$1,433

2018 to 2021 Changes

Ref #	Description of Change	2021 IRC Section	High	Low
R-8 (RB164)	Revises the minimum footing size in tables for consistency with common engineering practices.	R403.1; Tables R403.1(1-3)	(\$346)	(\$1,061)
R-9 (RB183)	Requires vapor retarders for slab-on-ground floors be 10-mil and conform to ASTM D1743 Class A requirements (formerly required 6-mil)	R506.2.3 Vapor retarder	\$1,100	\$543
R-10 (RB238)	Requires an insulation stop be installed around exterior window and door openings to allow drainage of water.	R703.4.1 Flashing installation	\$1,419	\$1,312
R-11 (RB242)	Divides the water-resistive barrier requirements behind stucco into sections for dry climates and moist or marine climates, and for moist or marine climates requires a 3/16-inch air space or material with high drainage efficiency.	R703.7.3 Water-resistive barriers (stucco)	\$2,802	\$0
R-12 (RB289)	Adds testing requirements to Appendix AF Radon Control Methods.	AF104 Testing	\$278	\$0
Sub-Total IRC Building Provisions to Consumer			\$5,252	\$794

2021 to 2024 Changes

		Climate Zone	
		Reference House	
		Change	
Ref #	Description of Change	2024 IRC Section	High
R-10 (RB173)	Adds requirements for framing at an open floor edge to support a guard assembly & resist rotation.	R502.11	\$15
R-11 (RB175)	Allows a 6-mil polyethylene vapor retarder under a slab-on-ground floors instead of a 10-mil vapor retarder conforming to ASTM E1745 Class A reqs.	R506.3.3	(\$47)
R-20 (S241.2)	Modifies the water-resistive barrier requirements for stucco in dry climates	R703.7.3	\$
Total			(\$316)

Residential Energy Code Cost Analysis

- Data obtained from the Home Innovation Research Labs
- Based on moving from the 2018 IECC to the 2024 IECC
- Cost based on prescriptive method
- Reference home is a 2400 sf, 2-story, 4-bedroom home.

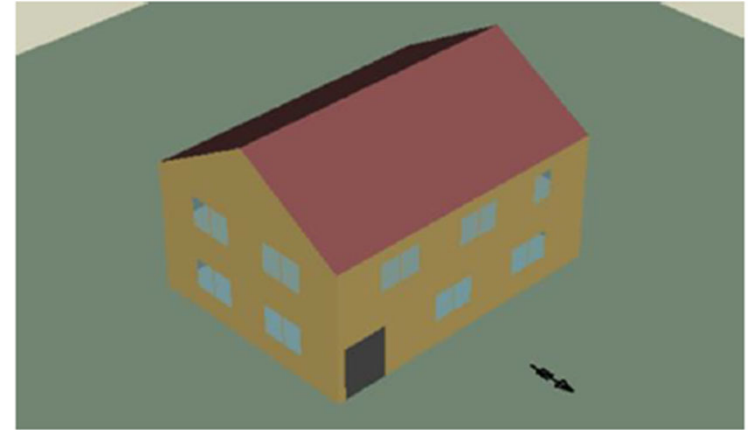


Figure 1. Simulation Model of the Reference House

Table 1. Reference House Characteristics

Component	Description
Conditioned floor area, slab house	2,400
Conditioned floor area, basement house	3,600
First floor area	1,200
Second floor area	1,200
Ceiling area, adjacent to vented attic	1,200
Ceiling height, ft.	8.5
Roof slope (2020 ABPS average)	7:12 (30.3°)
Foundation perimeter (40'x30' footprint), ft.	140
Gross Wall area, excluding rim areas	2,380
Window area, slab house (15% floor area)	360
Window area, add for basement house	24
Door area	42
Number of Bedrooms	4

16

Table 4. Added Cost of 2024 IECC relative to 2018 IECC

		CZ 5	CZ 5	
Config.		Slab	Bsmnt	
Gas		\$4,187	\$3,785	
Elec		\$7,251	\$6,849	

Residential Energy Code Cost Analysis

- Requirements that contributed significantly to costs were continuous wall insulation
- Costs were also driven by more stringent requirements for fenestration, hot water pipe insulation, and controls for bath exhaust fans and interior lighting.
- The 2024 IECC allows more flexibility in R408 for compliance.

SPRINKLER SYSTEMS REQUIREMENTS

- REQUIREMENTS HAS BEEN IN THE CODES SINCE 2012 EDITION
- REGULARLY IS AMENDED WHEN ADOPTING NEW CODE EDITION
- RECOMMENDING REQUIRING SPRINKLER SYSTEM FOR
 - **DUPLEXES AND TOWN HOMES**

What Is Relieved by Installing Sprinklers?

When a home is equipped with an automatic fire sprinkler system under the **2024 International Residential Code (IRC)**, several fire and safety requirements are relaxed or modified—this reflects the recognition that sprinklers significantly mitigate fire spread and risk.

Key provisions impacted include:

Requirement Area	Without Sprinklers	With Sprinklers
Exterior wall/openings	Standard separation + rated openings	0 ft separation , unlimited openings
Unit separation in duplexes	1-hour fire-rated assembly	½-hour assembly
Stacked duplex smoke control	Stairways that serve as the means of egress require smoke control	Not required if sprinklers are installed
Stacked duplex notification	Notification device required in both units	Not required if sprinklers are installed
Unit separation in townhouses	2-hour fire-rated assembly	1-hour fire-rated assembly
Structural independence in townhouses	Units shall be structurally independent	Units not required to be structurally independent
Fire protection of floors	Protective membrane required	Not required above sprinklered space
Mezzanine Areas	Limited to 1/3 of the floor area	Limited to ½ of the floor area
Sleeping loft Areas	Limited to 1/3 of the floor area	Limited to 2/3 of the floor area
Habitable attic area	Limited to 1/3 of the floor area	Limited to ½ of the floor area
Emergency escape and rescue openings	Required in sleeping rooms in basements.	Not required in sleeping rooms in basements

HOME FIRE SPRINKLLERS: MYTH vs FACT

MYTH: Home fire sprinklers often leak or activate accidentally.

FACT: Leaks are rare, and are no more likely than leaks from a home's plumbing system. Home fire sprinklers are calibrated to activate when it senses a significant heat change—typically at 135°F-1650°F. Sprinklers don't operate in response to smoke, cooking vapors, steam, or the sound of a smoke alarm.

MYTH: The water damage caused by sprinklers will be more extensive than fire damage.

FACT: In a fire, sprinklers quickly control flames, heat, and smoke. Any water damage from the sprinkler will typically be much less severe than the damage caused by water from firefighting hose lines. Sprinklers use approximately 90% less water on a fire than a fire department hose line would.

MYTH: Home fire sprinklers are expensive.

FACT: In 2019, the average cost to install a sprinkler system in a new home was around \$1.35 per square foot. When compared to the average cost per square foot to build a new home, a sprinkler system is less than 1% of the total cost. When amortized over the life a 30-year mortgage, it's less than the cost of a cup of coffee per week.

AMENDMENTS TO THE 2024 INTERNATIONAL FIRE CODE
Front Range Fire Rescue
August 14, 2025

CHAPTER 1 – ADMINISTRATION

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the Front Range Fire Rescue Fire Protection District, as approved for application within each municipality and county in the District’s service area, hereinafter referred to as “this code.”

Section 102.7.3 is hereby created to read as follows:

102.7.3 Editions of codes and standards. In addition to the codes and standards in Chapter 80, designers may utilize the most current editions of codes and standards, as approved by the fire code official.

Section 105.5 is hereby amended to read as follows:

105.5 Operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.53.

Section 105.518 is hereby amended to read as follows, with the remainder of the section to remain unchanged:

105.5.18 Flammable and combustible liquids. An operational permit is required:

2. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 50 gallons outside of a building, except that a permit is not required for the following: (2.1 and 2.2 remain unchanged)

3. To store, handle or use Class II or Class IIIA liquids in excess of 50 gallons in a building or in excess of 249 gallons outside a building, except for fuel oil used in connection with oil-burning equipment.

Section 105.5.34 is hereby amended to read as follows:

105.5.34 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors, use liquified petroleum gases (LP-gas), or that utilize generators using combustible or flammable liquid fuels. Mobile food preparation vehicles shall be required to comply with NFPA 96 (2024): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

Section 105.5.40 is hereby amended to read as follows:

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1,000 persons, or where the event includes *high-risk activities* as defined in Chapter 2 of this code.

Section 105.5.51 is hereby amended to read as follows:

105.5.51 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 700 square feet.

Section 105.6.25 is hereby amended to read as follows:

105.6.25 Temporary tents, stages, and membrane structures. A construction permit is required to erect a temporary stage with a surface area of 400 square feet or greater. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent in accordance with Section 105.5.51.

Section 112.3 is hereby deleted in its entirety.

Section 113.4 is hereby amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders as provided by \$100. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 114.4 is hereby amended to read as follows:

114.4 Failure to comply. Any person who shall continue work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.

A new Section 116 is hereby added and reads as follows:

SECTION 116 REPORTING OF EMERGENCIES AND FALSE ALARMS

116.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 116.

116.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

116.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

CHAPTER 2 – DEFINITIONS

Section 202 is hereby amended by the addition of new definitions to read as follows:

CROSS SLOPE. A geometric feature of roadway, measured at right angles to vehicle alignment; the transverse slope with respect to the horizon.

FIRE APPARATUS ACCESS DRIVE. A type of private roadway for local access that leads from a street or drive, either public or private, to a property, typically commercial or multi-family.

AMEND "FIRE APPARATUS ACCESS ROAD" TO READ: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire apparatus access drive, fire lane, public street, private street, parking lot lane, and access roadway.

HIGH-RISK ACTIVITIES. Special events shall be deemed to be *high-risk activities* if they include the following proposed activities: display of fireworks before a proximate audience, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.

PERMISSIBLE FIREWORKS. Fireworks as defined in Colorado statute 8 CCR 1507-12; generally, those small firework devices designed primarily to produce visible and audible effects by combustion and that burn without explosion, and do not produce a loud report or disburse any metal, glass, or brittle plastic fragments.

RURAL FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had limited fire flow. These areas may or may not be served by a public or private water district/provider.

URBAN FIRE FLOW AREA. The geographic area as determined by the *fire code official* that historically has had adequate fire flow. These areas are typically served by a public or private water district.

CHAPTER 3 – GENERAL REQUIREMENTS

Section 307.1.1 is hereby amended to read as follows:

307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

Exceptions: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official. Agricultural burning that is approved by *the fire code official* and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

Section 307.2 is hereby amended to read as follows:

307.2 Permit required. A permit shall be obtained from the county health department of jurisdiction in accordance with Section 105.5.36 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

Section 308.1.7 is hereby amended to read as follows:

308.1.7 Sky lanterns. The use, lighting, tethering or release of sky lanterns is prohibited.

Section 311.5 is hereby amended to read as follows:

311.5 Placards. The fire code official is authorized to require any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code to be marked as required by Sections 311.5.1 through Section 311.5.5.

CHAPTER 4 – EMERGENCY PLANNING AND PREPAREDNESS

Section 408 is hereby created to read as follows:

SECTION 408 – AUTOMATIC EXTERNAL DEFIBRILLATORS

408.1 General. Automatic External Defibrillators (AEDs) are required to be installed in new occupancies with an occupant load of 100 or more. These locations include but are not limited to fitness centers and gyms, schools, medical and dental offices and clinics, shopping malls and their anchor stores, Assembly Occupancies and large offices.

408.2 Display. AEDs shall be placed in highly visible and easily accessible locations within clear signage, such as building entries, reception areas or common gathering areas. They shall remain conspicuous and not obstructed or obscured from view.

408.3 Mounting height. AEDs or their holding cabinets shall be installed so that the bottom is not more than 48 inches above the floor.

408.4 Clear floor space. A clear floor space of at least 30 inches by 48 inches must be provided in front of the AED to allow for wheelchair access and maneuvering.

408.5 Protruding objects. AEDs mounted on walls or installed in cabinets shall not protrude more than 4 inches into circulation paths or in compliance with Section 1003.3 if the measurement differs due to mounting location.

408.6. Training. While AEDs are designed to be user-friendly and able to be operated by both professionals and laypeople, employees must receive annual training on how to operate the device in case of an emergency.

CHAPTER 5 – FIRE SERVICE FEATURES

Section 503.1 is hereby amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

Section 503.1.1 Exception 1.1 is hereby amended to read as follows:

Exception 1.1 If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance is allowed to increase to within 300 feet of all portions of the first-floor exterior walls.

Section 503.1.1 Exception 1.3 is deleted in its entirety.

Section 503.1.2 is hereby amended to read as follows:

503.1.2 Additional access. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last

roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

Section 503.1.2.1 – **MINIMUM TWO ACCESS ROADS** – is amended to read as follows:

A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Section 503.1.2.2 – **MINIMUM TWO ACCESS DRIVES** – is amended by the addition of a new Section 503.1.2.1 to read as follows:

A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

A new Section 503.1.4 is hereby added and reads as follows:

503.1.4 Limited access. The fire code official is authorized to modify the fire-apparatus access requirements due to existing waterways, topography, hazards or other factors.

Section 503.2 is hereby amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

Section 503.2.7 is hereby amended to read as follows:

503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

Section 503.2.8 is hereby amended to read as follows:

503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

Section 503.2.9 is hereby created to read as follows:

503.2.9 Cross Slope. Cross slope grade of fire apparatus access roads shall not exceed 5 percent.

Section 503.7 is hereby created to read as follows:

503.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater

distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

Section 505.1 is hereby amended to read as follows:

Section 505.1 Address identification. New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with the color of their background. Address numerals shall be Arabic numbers and street names, if required to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

- 505.1.1** Addresses shall be assigned by the local governmental entity (i.e., city, town, or county) having jurisdiction and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.
- 505.1.2** The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.
- 505.1.3** The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. (For purposes of sizing and location of address letters or numerals, building height includes the façade or parapet wall.) Where required by the fire code official, additional address and/or exterior door identification shall be provided in approved locations to facilitate emergency response.
- 505.1.4** Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- 505.1.5** Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.
- 505.1.6** One- and two-family dwelling units, excluding townhouses, shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch. Townhouses shall have numerals with a minimum height of six inches and stroke width of one-half inch.
- 505.1.7** Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.8** Monument signs shall not be used in lieu of address numerals on the building.

- 505.1.9** Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.
- 505.1.10** Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).
- 505.1.11** Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).
- 505.1.12** Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.
- 505.1.13** Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

Section 507.3 is hereby amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B “Fire-flow Requirements for Buildings” of this code.

Section 507.5.1.1 is hereby amended to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

A new Section 509.1.2 is hereby added and reads as follows:

509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901.1 is hereby amended to read as follows:

901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

A new Section 903.2.8.4 is hereby added and reads as follows:

903.2.8.4 Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

A Condition #6 is hereby added to Section 903.2.9 and reads as follows:

6. A Group S-1 self-storage fire area exceeds 5,000 square feet (464.5 m2).

A Condition #7 is hereby added to Section 903.2.9 and reads as follows:

7. A Group S-1 fire area for self-storage buildings or structures of any size where individual units may be sold to an owner or owners. These buildings or structures are commonly referred to as "self-storage condominiums."

Section 903.3.1.3 is hereby amended to read as follows:

903.3.1.3 NFPA 13D and sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be installed throughout in accordance with NFPA 13D. All such structures with an attached garage shall include installation of at least one sprinkler above the door providing access from the garage to the structure.

Section 903.3.9 is hereby amended to read as follows:

903.3.9 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

Section 904.3.5 is hereby amended to read as follows:

904.3.5 Monitoring. All automatic fire-extinguishing systems shall be monitored by an approved fire alarm system.

Section 904.3.6 is hereby added and reads as follows:

904.3.6. Fire Alarm Graphic Map. All occupancies with a fire-alarm system shall have a graphic map installed in locations approved by the fire code official.

Section 905.4 Item #1 is hereby amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing or intermediate landing, as approved by the fire code official.

Section 907.5.2 is hereby amended to read as follows:

907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure and shall be designed and installed in accordance with NFPA 72. All one- and two-family dwellings protected by an automatic sprinkler system shall be equipped with a minimum of one audible-visible alarm notification appliance inside the structure, in a normally occupied location.

Alarm notification appliances shall be listed for their purpose.

Section 1103.5.3 is hereby amended by deletion of the bracketed sentence.

Section 1103.7 is hereby amended to read as follows:

1103.7 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.7 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

Section 1103.7.7 is hereby created to read as follows:

1103.7.7 Alternative automatic fire-extinguishing systems. All automatic fire-extinguishing systems shall be monitored by an approved alarm system.

CHAPTER 31 – TENTS, TEMPORARY SPECIAL EVENT STRUCTURES AND OTHER MEMBRANE STRUCTURES

Section 3103.2 is hereby amended to read as follows; however, the exceptions remain unchanged:

3103.2 Approval Required. Temporary tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.

CHAPTER 40 – STORAGE OF DISTILLED SPIRITS AND WINES

Section 4001.1.1 is hereby amended to read as follows:

4001.1.1 Nonapplicability. Chapter 50 and Chapter 57 are specifically applicable to the production or manufacture of distilled spirits and wines in barrels and casks, and are not applicable to storage of these items, as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.

Section 5001.1 Exception #10 is hereby amended to read as follows:

Exceptions:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recently published edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

CHAPTER 56 – EXPLOSIVES AND FIREWORKS

Section 5601.1.3 is hereby amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

Section 5601.1.3 is hereby amended as follows:

Exceptions:

4. The possession, storage, sale, handling and use of permissible fireworks in accordance with state statute and local municipal codes.

Section 5601.2.2 is hereby amended to read as follows:

5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in any permanent building.

Section 5602.1 is hereby amended with the addition of the following term:

PERMISSIBLE FIREWORKS

A new Section 5610 is hereby added and reads as follows:

SECTION 5610 PERMISSIBLE FIREWORKS

5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16 years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

CHAPTER 57 – FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5701.2 Nonapplicability Item #10 is hereby amended to read as follows:

5701.2 NONAPPLICABILITY

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities.”

Section 5704.2.9.6.1 Exceptions is hereby amended with the following addition:

4. Above-ground tank storage of aviation fuels at the Northern Colorado Regional Airport fuel farm.

Section 5704.2.14.1 is hereby amended by the following addition:

7. Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

2. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

Section 5704.3.3 Exception 2 is hereby amended to read as follows:

2. The product, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

Section 5706.2.4 is hereby amended to read as follows, and the exception is deleted:

5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design.

Section 5706.3 is hereby amended with the following additions:

5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 503 and Appendix D "Fire Apparatus Access Roads" of this code.

5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Sections 503.5, 503.6 and D103.5 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Energy and Carbon Management Commission (CEMC) rules. CEMC Rule 600 shall be specifically addressed for all site safety requirements.

5706.3.13 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

Section 5706.4 is hereby amended with the following addition:

5706.4.11 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

Section 6104.2 is hereby amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. These provisions shall not be interpreted so as to conflict with the provisions of Colorado Revised Statutes Title 8, Article 20 of Title 34 as amended. In the event of any conflict, the more restrictive provision shall prevail.

CHAPTER 80 – REFERENCED STANDARDS

Chapter 80 is hereby amended by adding the following additional referenced standards in alphabetical and numerical sequence:

CECM

Colorado Energy and Carbon Management Commission

1120 Lincoln Street, Suite 801

Denver, CO 80203

Rule 600: Safety Regulations

Referenced in Section 5706

DISCUS

Distilled Spirits Council of the United States

1250 Eye Street, NW Suite 400

Washington, DC 20005

Recommended Fire Protection Practices For Distilled Spirits Beverage Facilities, 3rd Edition, June 2005

Referenced in Sections 5001.1, 5701.2 and 5704.3.3

Appendices

Only the appendices of the 2024 International Fire Code listed herein are adopted as follows:

APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS is hereby adopted in its entirety with the following amendments:

Section B105.1 is hereby amended to read as follows:

B105.1 One- and two-family dwellings. Group R-3 and R-4 buildings and townhouses.

In the urban fire-flow area, the minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses up to 3,600 square feet in area shall be 1,000 gpm, with a flow duration of 1 hour. In rural fire-flow areas, minimum fire-flow and flow duration shall be 500 gallons per minute, with a flow duration of 1 hour, for one- and two-family dwellings, Group R-3 and R-4 and townhomes less than 3,600 square feet in area.

For any one- and two-family dwellings, including Group R-3 and R-4 and townhouses

exceeding 3,600 square feet in area above ground, regardless of location, minimum fire-flow and flow duration requirements shall be as specified in Table B105.1(1).

Exception: The fire code official is authorized to decrease the minimum required fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses protected by an approved automatic sprinkler system.

Table B105.1(1) is hereby renamed Table B105.1(1). REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 and R-4 BUILDINGS, AND TOWNHOMES GREATER THAN 3,600 SQUARE FEET ABOVE GROUND

Table B105.1(2) is hereby renamed Table B105.1 AREA, FIRE FLOW AND DURATION

Section B105.2 is hereby amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.2.

Table B105.2 is hereby amended to read as follows:

TABLE B105.2

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATIONS (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.1.1 of the International Fire Code	25% of the value in Table B105.1 ^a	Duration in Table B105.1 at the reduced flow rate
Section 903.3.1.2 of the International Fire Code	25% of the value in Table B105.1 ^a	Duration in Table B105.1 at the reduced flow rate

Table B105.2, Footnote a. is hereby amended to read as follows:

- a. The reduced fire flow shall be not less than 1,500 gallons per minute

Table B105.2, Footnote b. is deleted in its entirety.

APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS is hereby adopted in its entirety with the following amendments:

Section C101.1 is hereby amended to read as follows:

C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Table C102.1 is hereby amended by renaming it Table C102.1 REQUIRED NUMBER OF FIRE HYDRANTS, and by deleting columns AVERAGE SPACING BETWEEN HYDRANTS and MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT, and by deleting all footnotes.

Section C103 is hereby amended with the creation of Table C103.1 REQUIRED SPACING OF HYDRANTS and associated footnotes:

**TABLE C103.1
REQUIRED SPACING OF HYDRANTS**

APPLICATION	SPACING BETWEEN HYDRANTS (feet) ^{a,b}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Buildings other than one- and two-family dwellings, Group R-3 and R-4, and townhouses	350	400 ^c
Urban One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	600	600
Rural One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000

- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each side of the street and be arranged on an alternating basis.
- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

The Exception within Section C103.2 is hereby deleted in its entirety.

Section C103.3 is hereby amended to read as follows:

C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1

APPENDIX D – FIRE APPARATUS ACCESS ROADS is hereby adopted in its entirety with the following amendments:

Section D102.1 is hereby amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 82,000 pounds (37,194 kg).

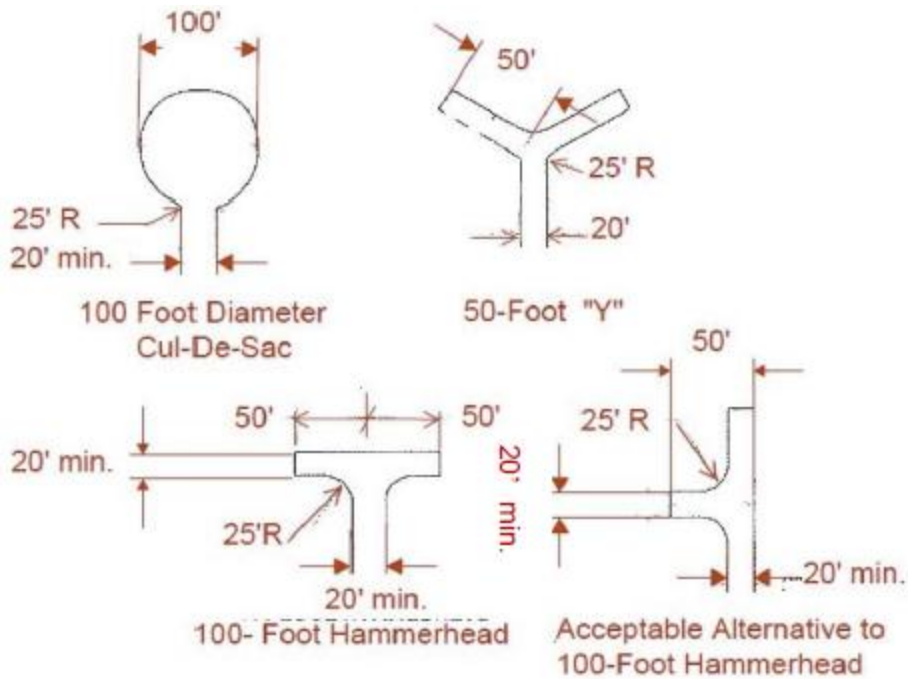
A new Section D102.2 is hereby added and reads as follows:

D102.2 Roadway surface. All fire apparatus access roadways shall be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for temporary use, outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

A new Section D102.2.1 is hereby added and reads as follows:

D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary access shall be available as long as the site is under construction. Thereafter, permanent fire lanes conforming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

Figure D103.1 DEAD-END FIRE APPARATUS ROADS is hereby deleted and replaced with the following:



Section D103.3 is hereby amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius, or as determined by agency apparatus design specifications.

Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS is hereby amended to read as follows:

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	Refer to Figure D103.1

An exception is hereby added to Section D103.5 and reads as follows:

Exception: Private driveways serving one single-family residence, as approved by the fire code official.

Section D103.6 is hereby amended to read as follows:

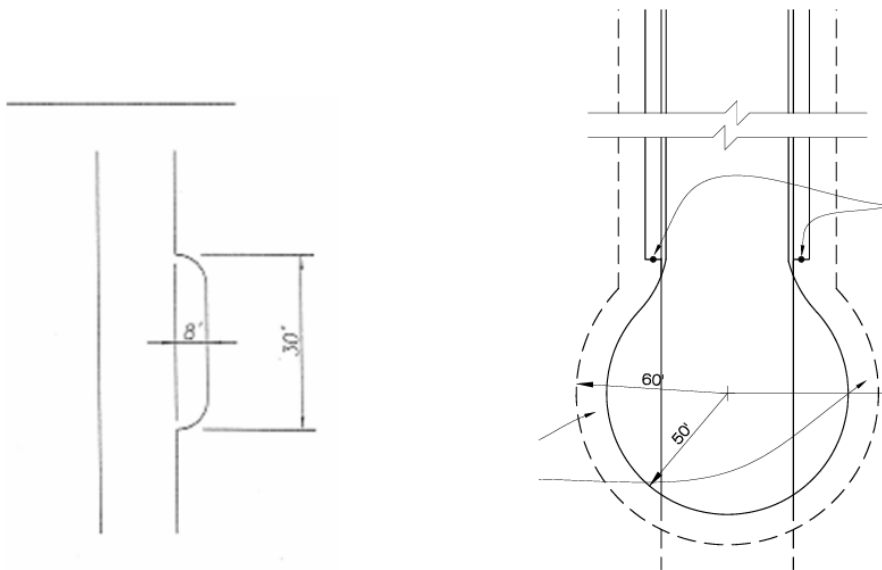
D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING – FIRE LANE" signs complying with Diagram 1418 of

the Larimer County Urban Area Street Standards, Chapter 2B of the Manual on Uniform Traffic Control Devices (2023), or as approved by the fire code official. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

Section D103.7 and Figure 103.7 are hereby created to read as follows:

D103.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

FIGURE D103.7 – Bumpout Designs



Section D104 – Emergency vehicle access to all developments – is amended to read as follows:

Section D104 EMERGENCY VEHICLE ACCESS TO ALL DEVELOPMENTS

D104.1 Multiple access roads. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Section D104.1 is hereby amended to read as follows:

D104.1 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

D104.2 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. If all structures are protected by an approved automatic fire-sprinkler system, the access roadways may be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

Exception: One- and two-family dwellings.

Section D105.3 is hereby amended to read as follows:

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from, and be positioned parallel to, one long side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Section D106.1 is hereby amended to read as follows:

D106.1 Access to buildings. A minimum of two approved fire apparatus access roads shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: Projects of less than 100 dwelling units where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

Section D106.2 is hereby amended to read as follows:

D106.2 Projects having 100 or more dwelling units. Multiple-family residential projects having 100 or more dwelling units shall be provided with at least two separate and approved fire apparatus access roads.

APPENDIX E – HAZARD CATEGORIES is hereby adopted in its entirety

APPENDIX F – HAZARD RANKING is hereby adopted in its entirety

APPENDIX G – CRYOGENIC FLUIDS – WEIGHT AND VOLUME EQUIVALENTS is hereby adopted in its entirety

APPENDIX H – HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) is hereby adopted in its entirety

APPENDIX I – FIRE PROTECTION SYSTEMS – NONCOMPLIANT CONDITIONS is hereby adopted in its entirety

APPENDIX O – VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES is hereby adopted in its entirety, with one amendment:

0101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix. Valet trash collection shall be allowed only in Group R-2 occupancies protected in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code.

What Is Relieved by Installing Sprinklers

When a home is equipped with an automatic fire sprinkler system under the **2024 International Residential Code (IRC)**, several fire and safety requirements are relaxed or modified—this reflects the recognition that sprinklers significantly mitigate fire spread and risk. Key provisions impacted include:

Summary Table

Requirement Area	Without Sprinklers	With Sprinklers
Exterior wall/openings	Standard separation + rated openings	0 ft separation , unlimited openings
Unit separation in duplexes	1-hour fire-rated assembly	½-hour assembly
Stacked duplex smoke control	Stairways that serve as the means of egress require smoke control	Not required if sprinklers are installed
Stacked duplex notification	Notification device required in both units	Not required if sprinklers are installed
Unit separation in townhouses	2-hour fire-rated assembly	1-hour fire-rated assembly
Structural independence in townhouses	Units shall be structurally independent	Units not required to be structurally independent
Fire protection of floors	Protective membrane required	Not required above sprinklered space
Mezzanine Areas	Limited to 1/3 of the floor area	Limited to ½ of the floor area
Sleeping loft Areas	Limited to 1/3 of the floor area	Limited to 2/3 of the floor area
Habitable attic area	Limited to 1/3 of the floor area	Limited to ½ of the floor area
Emergency escape and rescue openings	Required in sleeping rooms in basements.	Not required in sleeping rooms in basements

Bottom Line - Installing a whole-house automatic sprinkler system under IRC 2024 not only boosts fire safety—it **streamlines or eliminates** several other code requirements like fire assembly ratings and membrane protection, often leading to construction savings in material and labor.



Established in 1905, the National Fire Sprinkler Association (NFSA) is the voice of the fire sprinkler industry. NFSA leads the drive to get life-saving and property protecting fire sprinklers into all buildings; provides support and resources for its members – fire sprinkler contractors, manufacturers and suppliers; and educates authorities having jurisdiction on fire protection issues. Headquartered in Linthicum Heights, MD, NFSA has regional operations offices throughout the country.



514 Progress Drive, Suite A
Linthicum Heights, MD 21090 • nfsa.org

Fire Sprinkler Facts

**Legislators and Code
Officials Edition**





Fire Sprinkler Facts

WHY ARE FIRE SPRINKLERS NECESSARY IN YOUR HOME?

- Modern homes are built using lightweight construction and are filled with furnishings made of synthetic materials. Lightweight construction and synthetic furnishings burn hotter and faster than older home construction.
- Modern homes burn 8 times, 800%, **FASTER** than older homes. Residents typically only have 3 minutes after the smoke alarm goes off to get their family out safely!
- Approximately 3,000 people die in fires in America every year. 80% of fire deaths occur in the single family homes.
- One home fire is reported every 85 seconds.
- One person is injured in a fire every 33 minutes.
- One person dies in a fire every 162 minutes.
- Home fires resulted in \$9.5 billion in property damage in 2013.

WHAT ARE THE COST BENEFITS OF FIRE SPRINKLERS?

- Home fires resulted in \$9.5 billion in property damage in 2013.
- In homes with fire sprinklers, the average property loss is cut by nearly 70% compared to a home without sprinklers.
- It was reported that homes with fire sprinklers report an average property loss of \$2,166 after a fire compared to more than \$45,000 in an unsprinklerd home.
- Nationwide average cost for a residential fire sprinkler system is 1-1.5% of the total home construction cost. Visit nfsa.org to ensure you get a licensed fire sprinkler contractor to assist you.
- Often as an incentive for customers, insurance companies offer discounts ranging from 5% to 25% off the fire portion of homeowner premiums.

WHY DO FIRE SPRINKLERS NEED TO BE REQUIRED?

- Residential Fire Sprinklers are already required by code. The current International Residential Code requires all single family homes to be equipped with residential fire sprinklers.
- The estimated cost to the builder to install a residential fire sprinkler system is 1% - 1.5% the cost of the homes. This is often less than the cost of upgraded granite counter tops.
- Many municipalities offer homebuilders incentives to install sprinklers, such as allowing more residential units, longer dead ends, reduced street width, increased hydrant spacing and many other benefits that save money and increase builder profits.
- The automobile industry will require backup cameras by 2018 in all vehicles in an effort to prevent the 210 deaths resulting from back up accidents. Fire sprinklers can provide protection to the approximately 3,000 people, mainly children, elderly and disabled, who die each year in home fires!
- 3 out of every 10 households will experience a fire. While only a few grow large enough to summon the fire department, don't live on luck — include fire sprinklers in your home!

Sources:

Fire Loss in the United States During 2013, Michael J. Karter, Jr.
www.nfpa.org/sprinklercst

Home Fire Sprinkler Coalition

NFPA and Fire Sprinkler Initiative Supplement to Builder's Magazine,
December 2014

Fire in the United States, 2003-2007, U.S. Fire Administration

Fire is devastating to people's lives when they are burned. The costs of care is extremely high causing physical, emotional, and financial burdens to all.

2024 Significant Code Changes for the IRC

This summary includes significant changes to the International Residential Code (IRC) building provisions (Chapters 1-10 and 44), electrical, mechanical and plumbing provisions (Chapters 12-43) and appendices. Changes to the energy efficiency provisions (Chapter 11) are addressed as part of the 2024 IECC Adoption Kit. This is not all the changes that were approved.

IRC Section R104 Duties and Powers of the Building Official: The 2024 IRC sees an entire replacement of Section R104 Duties and Powers of the Building Official. Most sections do not have significant technical changes. One area of concern is R104.2.1 that would allow a Building Official to require equipment, materials, products, or service listings to be provided to the Building Official at cost to an applicant.

A note regarding IRC Chapter 3. In the 2024 IRC, Chapter 3 has been reorganized; all the sections related to structural, or fire resistance are grouped first, followed by the sections related to fire and CO detection and fire sprinklers, followed by the sections on configurations of rooms or spaces, followed by the means of egress and accessibility provisions, followed by sections relating to the indoor environment, and finally solar and other on-site energy systems.

IRC Section R302.1 Exterior walls: Where a lot line doesn't already exist between townhouses, a lot line is required to be assumed for purposes of fire separation distance measurement. The proposal is meant to address interior corners where there is no existing or possible future structure measured perpendicular to the wall--a large departure from how fire separation distance has been used.

IRC Section R318.7 Stairways: Several changes were made to requirements for stairways, as noted below.

IRC Section R318.7.5.3 (was R311.7.5.3) Nosings: This change limits the 3/8" minimum/maximum uniformity requirement for nosing projections from applying across the entire stairway to application individual flights of stairs and their upper landings.

IRC Section R318.7.6 (was R311.7.6) Landings for stairways: New and revised exceptions for landings allow:

- The top landing of an interior stairway, including those in an enclosed garage, to be on the other side of a door located at the top of the stairway.
- At an enclosed garage, the top landing at the stair can be up to 7 ¾ inches below the top of the door's threshold.
- At exterior doors, a top landing is not required for an exterior stairway of not more than two risers.
- Where not serving the required egress door, exterior stairways to grade with three or fewer risers serving a deck, porch or patio shall have a bottom landing width of not less than 36 inches, regardless of the width of the stairs.

IRC Section R318.7.9 Stairways in existing buildings: Alterations to existing stairways are no longer required to comply with the requirements for new stairs when the existing space and construction does not allow a reduction in stairway pitch or slope.

IRC Section R329.6.4 (was R324.6.4) Building-integrated photovoltaic (BIPV) systems: A new section is added requiring reflective markings beneath eaves where installed BIPV systems create hidden electrical hazards. An exception is provided for systems listed to UL 3741 as they do not present a hazard.

IRC Section R401.4.1 Geotechnical evaluation: The existing Table R405.1 of soil classifications is moved to a more logical location early in Chapter 4 near where it is first referenced. The table is expanded to enable the use of USDA data and textural descriptions to ensure builders select a proper soil classification where a geotechnical investigation isn't done and clarifies what soil types are unsuitable for backfill due to their poor drainage characteristics.

IRC Section R502.3, R802.4.1 & R802.5 Framing Member Splices: Adds new text in the sections for floor joists, rafters and ceiling joists requiring that all splices in framing members occur over vertical supports or shall be designed by a registered design professional.

IRC Section R502.11 Floor framing supporting guards: Prescriptive options area added for framing at the open edge of a floor supporting a required guard assembly. Prescriptive options are included for conventional and timber edge framing. Floor trusses and I joists used as edge members supporting guards shall specifically consider the guard loads in their design.

IRC Section R506.3.3 Vapor retarder: A 6-mil construction-grade polyethylene vapor retarder is allowed to be placed under a concrete floor slab instead of a 10-mil vapor retarder complying with ASTM E1745 Class A requirements. This reverses the change from last cycle requiring the 10-mil proprietary vapor retarder under floor slabs.

IRC Section 507.9.1.5 Ledger Flashing: Prescriptive requirements are added for deck ledger flashing. The water-resistive barrier must run continuous behind the ledger and lap over a vertical leg of the ledger flashing. Exceptions from the flashing and lapping requirements are provided where the deck ledger is spaced off the building at least 1/4 inch.

IRC Section R602.10.3.1 Wall Height for Wood Framing: A definition of "light-frame stud wall height" is added for the determination of braced wall and panel adjustment factors. The term "story height" is changed to "wall height" in the adjustment factor tables and an error in Tables R602.10.3(2) & R602.10.3(4) for wind adjustment factors is corrected.

IRC Section R703.7.3 Water-resistive barriers: Requires the water resistive barrier and drainage requirements for stucco to be applicable to all sheathing types behind stucco, not just wood-based sheathing, except where accumulation, condensation or freezing of moisture will not damage the materials.

IRC Section M1411 Refrigerants: This section now includes provisions for the use of

HVAC systems with new A2L refrigerants, which are becoming available for residential installations.

IRC Section M1602.2 Return Air Openings: Provides new prescriptive requirements for return air taken from mechanical, boiler and furnace rooms and closets.

IRC Section P2503.5.2 Drainage and vent final test: The requirement for a gas-tight test of finished plumbing systems is removed at the option of the local building official. A final visual inspection proof that trap and fixture connections are watertight is required.

IRC Section P2603.2: The distance is reduced between piping installed through framing members and the face of the framing before shield plates are required.

A note regarding IRC Appendices. In the 2024 IRC, a reorganization of the appendices was undertaken, resulting in nearly all being redesignated with new section numbering and order. Appendices are now generally grouped to provide administrative provisions in group A (appendices AA-AC), building planning and construction provisions in group B (appendices BA-BO) and MEP provisions in group C (CA-CH).

Appendix BO Existing Buildings and Structures: Appendix AJ Existing Buildings and Structures is renumbered Appendix BO and extensively revised to address structural requirements for work on existing buildings. Existing sections on repairs and alterations are revised and expanded and new sections on additions and relocated buildings are added. Significant changes include the following:

- Removing the requirement for a preliminary meeting with the building official and permit applicant.
- Removing the provision allowing a building official to require an evaluation by a registered design professional for a house undergoing reconstruction.
- Removing the requirement for wall and ceiling finishes in areas being reconstructed to comply with flame spread and smoke development requirements and for area separation walls between attached dwelling units to comply with Chapter 3.
- Allowing the loads required at the time of construction to be used for existing elements and just require current loads for new elements or for existing elements found to be unsafe.
- Adding a requirement to provide CO alarms where required existing dwellings. by IRC R311.
- Adding requirements for alterations that increase the structural loads on a building (say, by adding a heavier floor or roof material) or decrease structural capacity (say, by removing portions of a wall serving as braced wall panels). Affected structural elements must be shown to comply or be altered to comply with the prescriptive structural provisions of the IRC. An engineered design may be required if the prescriptive provisions cannot be met.
- Adding a requirement wall anchors and bracing be provided for unreinforced

masonry parapets in high-seismic areas when more than 25 percent of the roof is reroofed, and a reroofing permit is issued.

- Adding a requirement for a wall-mounted switch controlling lighting outlets when a room is altered. The switch must be located near an entrance to the room.
- Adding requirements to provide stairway illumination and code-compliant handrails and guards when stairs are altered.
- Adds requirements for horizontal and vertical additions to an existing dwelling. For horizontal additions, the new portions and altered elements of the existing dwelling must comply with the structural code requirements for new construction. For vertical additions, the existing dwelling and new construction together must be shown to comply with the structural requirements of the code for new construction,

Significant Changes to the 2024 International Energy Conservation Code



The International Code Council (ICC) published the 2024 International Energy Conservation Code (IECC) on August 14th, 2024. ICC codes can be viewed on [ICC's website](#) free of charge or can be purchased as a subscription, pdf, or hardcopy. This document details significant changes from the 2021 IECC to the 2024 IECC.

The 2024 IECC Residential Provisions includes 3 main compliance pathways that any dwelling can follow:

- **Prescriptive Compliance Path** – Sets prescriptive requirements for compliance.
- **Simulated Building Performance Path** – Utilizes energy modeling to compare estimated energy costs of the proposed dwelling with energy costs of a reference home.
- **Energy Rating Index Path** – Utilizes energy modeling to calculate an energy rating index (ERI).
The proposed dwelling ERI must be less than the maximum allowed for that Climate Zone.

Significant changes are organized by pathway. As a reminder this document only covers the significant changes; NAHB recommends reviewing the full code to understand any obstacles or impacts on construction. If you have any questions about the changes under the 2024 IECC, please contact:

Nathan Kahre

Sr. Program Manager, Codes & Standards

202-266-8566

nkahre@nahb.org

Significant Changes to the Prescriptive Compliance Path (R401-R404 & R408)

Topic	Description
Inspections	This change requires inspections for air barriers and insulation. This may increase permit costs, require hiring of third-party inspectors, and impact sequencing of inspections. (R107.2.2 & R107.2.6)
Vertical Fenestration U-Factor	This change increases the requirements for window U-factors in some climate zones as follows (Table R402.1.2 & Table R402.1.3): <i>Climate Zones 0-1: No Change (U-Factor 0.50)</i> <i>Climate Zone 2: No Change (U-Factor 0.40)</i> <i>Climate Zones 3-4: No Change (U-factor 0.30)</i> <i>Climate Zones 5-6: U-Factor 0.28</i> <i>Climate Zones 7-8: U-Factor 0.27</i>
Skylight U-Factor	This change increases the requirements for skylight U-factors in all Climate Zones. (Table R402.1.2 & Table R402.1.3)
Ceiling R-Value	This change decreases the requirements for prescriptive attic insulation from R-49 to R-38 in Climate Zones 2 & 3 and from R-60 to R-49 in Climate Zones 4-8. These insulation levels are consistent with the 2018 IECC. (Table R402.1.3)
Floor R-Value	This change allows for additional options for floor insulation by providing options for a cavity only insulation method, cavity + continuous insulation method, and continuous insulation only method across all climate zones. (Table R402.1.3)
Slab R-Value & Depth	This change decreases the requirements for prescriptive slab edge insulation depth from 4 ft to 3 ft in Climate Zones 4 & 5. (Table R402.1.3)
Component Performance Alternative	Changes the name from Total UA Alternative to Component Performance Alternative. This change was made to account for the addition of F-factors for slab edge insulation but does not change the calculation methodology from previous code versions. (R402.1.5)
Attic Knee Walls	This change provides clarification that attic knee walls need to meet the requirements as above grade wood frames walls. This was implied but not explicitly stated in previous versions of the code. (R402.2.3) <i>(Note: the new provision in R408 allowing the use of R20 walls in climate zones 4 & 5 also applies to attic knee walls. R408)</i>
Air Leakage Rates	This change increases the stringency of the prescriptive air leakage rate requirements in some climate zones as follows: <i>Climate Zones 0-2: 4 ACH50</i> <i>Climate Zones 3-5: 3 ACH50 (No Change)</i> <i>Climate Zones 6-8: 2.5 ACH50</i> Section includes an exemption for attached dwelling units and buildings 1,500 ft ² or less. (0.27 cfm/ft ²) (R402.5.1.3)
Dwelling unit sampling for testing	Allows for sampling for blower door testing, duct leakage testing, and ventilation testing in multifamily buildings with 8 units for more. Only 1 in 7 or 20% of units must be tested and additional units will need to be tested if a unit fails. (R402.5.1.2.1, R403.3.9, & R403.6.4)

Duct system leakage	This change alters the duct leakage requirements and provides more flexible targets based on conditioned floor area, number of ducted returns, and location of ductwork and space conditioning equipment. This allows for increased flexibility in homes with larger amounts of ductwork and smaller homes (1000 ft ² or less) that may have struggled to comply with the CFM/100 requirements in the past. (R403.3.8)
Hot Water Pipe Insulation	This changes hot water pipe insulation requirements from an R-3 minimum to a minimum thickness of 1" based on typical pipe insulation conductivity and water temperature. This does not change what pipes must be insulated. (Table R403.5.2)
Heat or Energy Recovery Ventilation	This change requires heat or energy recovery ventilation systems in Climate Zones 6. Previously and ERV or HRV was only required in Climate Zone 7 and 8. (R403.6.1)
Intermittent exhaust control for bathrooms and toilet rooms	This change requires an additional controller be added to an intermittently operating exhaust fan bathrooms or toilet rooms. This controller can be a timer, occupant sensor, humidity sensor, or contaminant sensor. (R403.6.5)
Mechanical systems outside of the building envelope	Previous versions of the IECC have included required controls for ice melt systems to prevent their use when not necessary, this change has expanded the number of systems that need controls including outdoor heating, roof and gutter deicing systems, and freeze protection systems. (R403.9.1)
Gas fireplaces	This change requires that gas fireplace systems shall not be equipped with a continuous pilot light and sets a minimum efficiency for vented gas fireplace heaters. (R403.13)
Multifamily Exterior Lighting Power	This change increases the stringency for exterior lighting power allowances for Group R-2, R-3, and R4 residential buildings. It also brings the lighting power allowance tables and calculation methods relevant to low-rise multifamily buildings from the C405.5 in the commercial provisions to the residential provisions. (R404.1)
Interior lighting controls	This change separates lighting control requirements for habitable spaces and key specific locations including garages, unfinished basements, laundry rooms, and utility rooms. Habitable spaces keep the same requirements as the 2021 IECC while key specific locations are limited to automatic shut-off controls. The automatic shut-off controls must automatically turn off lights within 20 minutes of occupants leaving the space and must also include a manual control. (R404.2)
Additional Energy Efficiency	Requires additional efficiency credits earned based on measures in Table R408.2. A minimum of 10 credits are required using a minimum of two practices. For dwellings larger than 5,000 SF of living space above the grade plane, additional 5 credits are required for a total of 15 credits. (R408) This new table details the credits available by climate zone for the over 50 additional energy efficiency measures. (Table R408.2) A summary of the available measures is included at the end of this document.
Opaque walls	This change allows for a reduction in wood frame wall requirements to a maximum U-factor of 0.060 (i.e., R20 walls) in Climate Zones 4 and 5 when meeting additional efficiency requirements dictated in R408.2.9. (R408.2.9)

R408 Additional Efficiency Requirements (Only Applies to Prescriptive Path)

Measure Areas	Description
Building Envelope, Fenestration, & Air Sealing Improvements	Credits available based on % TC above reference home from 2.5% up to 30% TC, above code windows, roof reflectance, and reduced air leakage (0-16 Credits based on climate zone)
High Performance Space Heating and Cooling (Mixed Fuels)	Credits available for installation of a higher efficiency furnaces (90-97% AFUE), higher efficiency air conditioners (15.2 SEER2 or Greater), or a combination of higher efficiency furnaces and air conditioners. Measures are split between Warm Climates (CZ 0-4) and Cold Climates (CZ 4C-8). (0-10 Credits based on climate zone.)
High Performance Space Heating and Cooling (Heat Pumps)	Credits available for installation of a ground source heat pump (3.01 COP and 16.1 EER Minimum), heat pump with electric resistance back up (7.8-8.1 HSPF2 and 15.2 SEER2 Minimum), or heat pump with gas furnace back up (90-95% AFUE, 7. 7.8-8.1 HSPF2 and 15.2 SEER2 Minimum). Measures are split between Warm Climates (CZ 0-4) and Cold Climates (CZ 4C-8). (0-46 Credits based on climate zone.)
Gas Water Heaters	Credits available for installation of a gas instantaneous (UEF $\geq$ 0.92) or gas storage water heater (UEF $\geq$ 0.81). (2-11 Credits based on climate zone.)
Electric Water Heaters	Credits available for installation of a heat pump water heater (UEF $\geq$ 2.20 based on volume, voltage, and system type). Credits also available for a solar water heater. (3-13 Credits based on climate zone.)
Compact Hot Water Distribution	Credits available for installation of a water distribution system with no more than 16 ounces of water stored in the pipes from the source to the farthest fixture. (2 Credits in every climate zone.)
Ductwork in Conditioned Space and Duct Leakage	Credits available for ductwork and space conditioning equipment in the conditioned space. Credits also available for reducing duct leakage rates. Credits vary based on how much of the ductwork is installed in the conditioned space (80% vs. 100%). (1-14 Credits based on climate zone.)
Reduced Air Leakage and Improved Ventilation	Credits available for installation of an ERV, HRV, or balanced ventilation systems paired with reductions in air leakage requirements ($\leq$ 2.0 ACH50) (0-12 Credits based on climate zone.)
Energy Efficient Appliances	Credits available based on installation of an energy efficient refrigerator, dishwasher, clothes washer, or clothes dryer. Must install a minimum of 3 appliances to receive the credit. (0-1 Credits based on climate zone.)
Renewable Energy	Credits available based on installation of renewable energy resources on the building site. A minimum of 1.0 watt of renewable energy per square foot of conditioned floor area must be installed to receive the credit. (4-17 Credits based on climate zone.)
Demand Responsive Thermostat	One credit available for installation of a demand responsive thermostat.
Lighting Improvements	Lighting improvement measures do not provide credits but can count as an earned measure for complying with R408.2. These measures are focused on providing whole home lighting control and decreasing the lm/W efficacy requirements for lamps and luminaires.

Major Changes to the Simulated Building Performance Path (Section 405)

Topic	Description
General	The Simulated Building Performance path (Section R405) underwent a significant revision that expanded the scope of measures included in the modeling for evaluating trade-offs. These changes will allow more design flexibility in achieving energy performance targets.
Modeling Basement, Slab-On-Grade, and Crawl Space Insulation	This change clarifies that insulation for slab on grade, basement walls, and crawl space walls do not need to meet the specific insulation requirements of R402.2 when they are modeled as designed or installed for Section R405. (R402.2.9.1, R402.2.10.2, & R402.2.11.2)
Performance Path Air Leakage Rate	This section allows the air leakage to be as high at 4 ACH50 for buildings or dwelling units in any climate zone when following the performance path (R402.5.1.3)
Building Thermal Envelope Backstop	This change updates a backstop on the thermal building envelope for buildings following this pathway so that minimum insulation levels are maintained for each design. For Climate Zones 0-2, the TC of the Proposed Design must be $\leq 1.08 \times$ TC of the Prescriptive Reference Design. For Climate Zones 3-8, TC of the Proposed Design must be $\leq 1.15 \times$ TC of the Prescriptive Reference Design. (R405.2 (2))
Performance Target	This change updates the energy performance target to 80% energy cost of the reference design for a mixed fuel building and 85% of the reference design for an all-electric building. This change is intended to align with the prescriptive path changes where R408 requirements for additional measures have been expanded. Building larger than 5000 SF of living space above the grade plane must reduce energy costs by an additional 5%. (R405.2 (3))
Removal of Additional Efficiency Requirement	This change removes the requirement to include one of the additional efficiency measures or achieve a 5% improvement over the reference home that was required under the 2021 IECC.
Equipment Efficiency Modeling and Trade-offs	This change set efficiency requirements for heating equipment, cooling equipment, and water heating equipment to federal minimum efficiencies for the reference home. This update effectively expands the scope of modeling to allow tradeoffs to include the use of higher efficiency equipment – a design strategy that was previously not allowed. (Table R405.4.2(1))
Duct Location Modeling and Trade-offs	This change expands the scope of modeling to include the location of duct work (conditioned attic, crawlspace, or conditioned space) based on the foundation type and number of floors in the residential building. This will allow the designer to evaluate tradeoffs that include the benefits of duct design strategies – a practice that was previously not allowed (R405.4.2(1))
Documentation	This change includes minimum requirements for reports submitted at permit and at time of certificate of occupancy. (R405.5.4)

Major Changes to the Energy Rating Index Path (R406)

Topic	Description			
Modeling Basement, Slab-On-Grade, and Crawl Space Insulation	This change clarifies that insulation for slab on grade, basement walls, and crawl space walls do not need to meet the specific insulation requirements of R402.2 when they are modeled as designed or installed for Section R406. (R402.2.9.1, R402.2.10.2, & R402.2.11.2)			
ERI Path Thermal Envelope Backstop	This change updates a backstop on the thermal building envelope for buildings following this pathway so that minimum insulation levels are maintained for each design. For Climate Zones 0-2, the TC of the Proposed Design must be $\leq 1.08 \times$ TC of the Prescriptive Reference Design. For Climate Zones 3-8, TC of the Proposed Design must be $\leq 1.15 \times$ TC of the Prescriptive Reference Design. (R406.3)			
Performance Path Air Leakage Rate	This section allows the air leakage to be as high at 4 ACH50 for buildings or dwelling units in any climate zone when following the ERI Pathway (R402.5.1.3)			
Removal of Alternate Ventilation Requirements	Previous version of the ERI path included different ventilation requirements that shifted the IECC ERI values away from ERI used for marketing and above code program compliance. The 2024 IECC has removed this ventilation requirement which better aligns the code ERI with the HERS Index.			
Maximum Energy Rating Index	The changes ERI based compliance to allow for compliance based on energy efficiency alone or energy efficiency with onsite power production from renewable energy See table below for changes in ERI requirements under the 2024 IECC. (R406.5)			
	Climate Zone	2021 ERI*	2024 ERI Not Including OPP	2024 ERI with OPP
	0-1	52	51	35
	2	52	51	34
	3	51	50	33
	4	54	53	40
	5	55	54	43
	6	54	53	43
	7	53	52	46
	8	53	52	46
	<i>*The 2021 IECC set a hard cap on the amount of renewable energy that could be included in ERI based compliance at 5%. This cap was removed in the 2024 IECC and replaced with two sets of maximum ERI's one that doesn't include renewables and one that does include renewables.</i>			
Removal of Additional Efficiency Requirements	This change removes the requirement to achieve a 5% improvement under the maximum ERI that was required under the 2021 IECC for compliance with additional efficiency measures.			
ERI Average for Larger Multifamily Buildings	This change allows for averaging of the ERI for buildings with 20 dwelling units or larger when allowed by the code official. This brings flexibility in the design. (R406.5)			
Documentation	This change includes minimum requirements for reports submitted at permit and at time of certificate of occupancy. (R406.7.2)			

[illegible]Page 1 of 6

Town of Milliken Fee Schedule
Effective January 1, 2025

	<u>Residential – Repeat Master Plan Review Fee</u>	<u>\$250</u>
	<u>Residential – Master Plan Review Only Permit Fee</u>	<u>45% of Building Permit Fee</u>
	<u>Additional Plan Review Fee Commercial</u>	<u>\$110 per hour</u>
	<u>Additional Plan Review Fee Residential</u>	<u>\$85 per hour</u>
<u>18-1-10</u>	<u>Over the Counter One-Stop Fees - Residential</u>	
	<u>Air Conditioning Replacement Fee</u>	<u>\$150</u>
	<u>Furnace Replacement Fee</u>	<u>\$150</u>
	<u>Gas Meter/Gas Test Fee</u>	<u>\$150</u>
	<u>Water Heater Replacement Fee</u>	<u>\$150</u>
	<u>Reroof Fee</u>	<u>\$150</u>
	<u>Demolition Fee</u>	<u>\$150</u>
<u>18-1-10</u>	<u>Other /Misc Fees</u>	
	<u>Violation Fee</u>	<u>2 x Permit Fee</u>
	<u>Pre-Move Inspection Fee</u>	<u>\$500</u>
	<u>Re-Inspection Fee (Per Inspection)</u>	<u>\$110</u>
	<u>Temporary Certificate of Occupancy Fee (Building and Fire Inspections Pending)</u>	<u>\$600</u>
	<u>Investigation Fee</u>	<u>\$150 per hour</u>
	<u>Temporary Construction Trailer Fee</u>	<u>\$500</u>
	<u>Mobile Home Permit Fee – Park Set</u>	<u>\$800</u>
	<u>Inspections Outside Normal Hours</u>	<u>\$250 per hour</u>
	<u>Outside Consultant Inspection/Review Fee</u>	<u>Actual Cost</u>
<u>18-1-10</u>	<u>Electrical Permit Fees</u>	<u>Electrical fees will be added to all permits where electrical is installed</u>

Formatted: Font: 10 pt

Formatted: Left

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Left

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Left, Tab stops: 1.25", Left

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Left

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Left

Formatted: Font: 10 pt

Formatted: Font: Bold

Formatted: Font: 10 pt, Bold

Formatted Table

Formatted: Font: Bold

Formatted: Font: Bold

	<u>Residential Creating New Living Space – Based on Square Footage</u>	
	<u>0 to 1,000 Sq. Ft.</u>	<u>\$200.00</u>
	<u>1,001 to 1,500 Sq. Ft.</u>	<u>\$250.00</u>
	<u>1,501 to 2,000 Sq. Ft.</u>	<u>\$300.00</u>
	<u>Over 2,000 Sq. Ft.</u>	<u>\$300.00 + \$15.00 for each additional 100 Sq. Ft.</u>
	<u>▲</u>	<u>▲</u>
	<u>All Other Electrical – Based on Valuation</u>	<u>▲</u>
	<u>\$1.00 to \$2,000.00</u>	<u>\$200.00</u>
	<u>Over \$2,000.00</u>	<u>\$225.00 + \$15.00 for each additional \$1,000.00</u>
	<u>▲</u>	<u>▲</u>
	<u>Meter Release Fees</u>	<u>▲</u>
	<u>Permanent Electrical Meter Inspection</u>	<u>\$110</u>
	<u>Temporary Electrical Meter Inspection</u>	<u>\$110</u>
	<u>▲</u>	<u>▲</u>
	<u>Electrical Plan Review Fees</u>	<u>▲</u>
	<u>Residential Electrical Plan Review Fee – (Electrical Only Permits)</u>	<u>45% of Electrical Permit Fee</u>
	<u>Commercial Electrical Plan Review Fee – (Electrical Only Permits)</u>	<u>65% of Electrical Permit Fee</u>
	<u>Solar PV Permit Fees</u>	<u>▲</u>
	<u>Residential Solar Permit Fee</u>	<u>\$500</u>
	<u>Commercial Solar Permit Fee <2MW</u>	<u>\$1,000</u>
	<u>Commercial Solar Permit Fee >2MW</u>	<u>Building Permit Fee, Electrical Permit Fee, Plan Review Fee - based on valuation</u>
	<u>▲</u>	<u>▲</u>
<u>SINGLE-FAMILY, TWO-FAMILY, AND TOWNHOUSE VALUATION TABLE</u>		

Town of Milliken Fee Schedule
Effective January 1, 2025

<u>Valuation per Square Foot Calculator</u>		
	<u>Area</u>	<u>Valuation per SF</u>
	<u>Above Grade Floors</u>	<u>\$160</u>
	<u>Foundation/Crawlspace</u>	<u>\$15</u>
	<u>Foundation/Unfinished Basement</u>	<u>\$25</u>
	<u>Foundation/Finished Basement</u>	<u>\$70</u>
	<u>Basement Finish</u>	<u>\$45</u>
	<u>Garage</u>	<u>\$55</u>
	<u>Covered Porch</u>	<u>\$70</u>
	<u>Covered Patio</u>	<u>\$50</u>
	<u>Deck</u>	<u>\$35</u>
	<u>Covered Deck</u>	<u>\$65</u>
	<u>Patio</u>	<u>\$10</u>
Valuations will be based on the provided labor and material cost or for projects under the building code, the most current ICC Data table, and for projects under the residential code, the above valuation table, the greater valuation shall be used to calculate the permit fees.		
18-1-10	Electrical -- Permits that do not require plan review but do require electrical work	\$50
18-1-10	Construction Meter	\$50
18-1-10	Plan Review -- Residential -- New Single-Family Duplex	30% of Bldg. Permit Fee; Repeat \$50
18-1-10	Plan Review -- Residential -- New Multi-Family (> 3 units)	65% of Bldg. Permit Fee; Repeat \$100
18-1-10	Plan Review -- Commercial/Industrial	65% of Bldg. Permit Fee; Repeat \$100
18-1-10	Plan Review -- Resubmittal	\$50

Formatted: Centered

Formatted: Indent: Left: 0.02"

Formatted: Font: 10 pt

Formatted Table

Formatted: Left

Formatted: Font: 10 pt

Formatted: Left

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Formatted: Font: 10 pt

Town of Milliken Fee Schedule
Effective January 1, 2025

18-1-10	Building Permit Admin. Fee	10% of Bldg., Electrical, Construction Meter & Plan Review
18-1-10	Deferred Payment Fee	\$125
18-1-10	Use Tax (2.5%)	2.5% Materials Cost
18-1-10	Park Fee	\$600
18-1-10	Trails and Open Space Fee	\$350
18-1-10	Public Facilities Use Fee	\$325
18-1-10	Street Fee - Residential	\$2,000
18-1-10	Street Fee - Residential - Frank Farms Subdivision	\$1,525
18-1-10	Demolition Permit	\$60
18-1-10	Drainage Fee	\$525
18-1-10	Police Admin. Infrastructure Fee	\$260
18-1-10	Admin. Fee Infrastructure Fee	\$210
18-1-10	School Fees for Residential Development (RE-5J Schools)	
18-1-10	Single Family Detached	\$924
18-1-10	Single Family Attached	\$353
18-1-10	Multi Family - Per Unit	\$613
18-1-10	Mobile Home - Per Unit	\$1,530
18-1-10	Front Range Fire Rescue Fire Protection District Impact Fees (FRFRFPD)	
18-1-10	Residential Single Family or Two-Family (Per Dwelling)	\$1,372.96
18-1-10	Residential Multi-Family (Per Dwelling)	\$1,264.48
18-1-10	Any Non-Residential (Per Square Foot)	\$1.55 per Sq. Foot
	Computation of Capital Improvement Fees for Commercial and Industrial Development	
18-1-20	Public Facilities - per sq. ft. of building	\$0.10
18-1-20	Police Infrastructure - per sq. ft. of building	\$0.10
18-1-20	General Administration - per sq. ft. of building	\$0.10
18-1-20	Drainage Fee - Up to 7,000 sq. ft. hard surface	\$700.00
18-1-20	Drainage Fee - per sq. ft. over 7,000 hard surface - per sq. ft.	\$0.32
		2.5% Materials Cost or 50% of job valuation as determined by Town using Building Standards Magazine
18-1-20	Use Tax (2.5%)	
18-1-20	Contractor Licensing Specialty License (excluding electrical) for initial license and for renewal	\$50.00
18-1-20	Contractor Licensing - Class II	\$75.00
18-1-20	Contractor Licensing - Class I	\$100.00
18-1-20	Subdivision Inspection	As Billed to the Town

Formatted: Font: 10 pt

Town of Milliken Fee Schedule
Effective January 1, 2025



TOWN OF MILLIKEN

ORDINANCE NO. 2025-###

AN ORDINANCE OF THE TOWN OF MILLIKEN, COLORADO, AMENDING CHAPTER 16 OF THE MILLIKEN MUNICIPAL CODE REGARDING ACCESSORY DWELLINGS

WHEREAS, the Town of Milliken, Colorado (“Town”) is a municipal corporation duly organized and existing under the constitution and laws of the State of Colorado; and

WHEREAS, the Board of Trustees (“Board”) of the Town has the power to adopt and amend zoning regulations pursuant to title 31, article 23, part 3, of the Colorado Revised Statutes and the general ordinance powers conferred by section 31-15-103 thereof; and

WHEREAS, the Town has adopted zoning regulations codified in Chapter 16 of the Milliken Municipal Code (“Code”) that, in relevant part, establishes uses by right and conditional uses in each zoning district; and

WHEREAS, in the 2024 legislative session, the Colorado General Assembly enacted House Bill 2024-1152 (“HB24-1152”) concerning increasing the number of accessory dwelling units in municipalities with a population of 1,000 or more and that are within the area of metropolitan planning organization (each a “subject jurisdiction”); and

WHEREAS, the Town of Milliken has a population greater than 1,000 and is a member of, and located within, the North Front Range Metropolitan Planning Organization (NFRMPO) and thus is a subject jurisdiction; and

WHEREAS, HB24-1152 requires a subject jurisdiction, on or after June 30, 2025, to allow, subject to an administrative approval process, one accessory dwelling unit as an accessory use to a single-unit detached dwelling in any part of the subject jurisdiction where the subject jurisdiction allows single-unit detached dwellings; and

WHEREAS, HB24-1152 also prohibits, on or after June 30, 2025, subject jurisdictions from enacting or enforcing certain local laws or otherwise acting in certain ways that would restrict the construction or conversion of an accessory dwelling unit; and

WHEREAS, Town staff has proposed amendments to the Milliken Land Use Code to implement regulations for the approval, construction, conversion, expansion, and improvement of accessory dwellings in accordance with the requirements of HB24-1152; and

WHEREAS, the Planning Commission held a public hearing and reviewed the proposed amendments regarding accessory dwelling units at its meeting on (INSERT DATE), and recommended approval of the proposed amendments; and

WHEREAS, on (INSERT DATE), the Town Board held a duly noticed public hearing to consider the proposed amendments and reviewed the amendments regarding accessory dwelling units; and

WHEREAS, the Town Board desires to amend Chapter 16 of the Milliken Municipal Code to implement regulations for the approval, construction, conversion, expansion, and improvement of accessory dwellings in accordance with the requirements of HB24-1 152; and

WHEREAS, the Board finds that the text amendment meets the criteria of section 16-6-310(b)(3) of the Code for text amendments to the Milliken Land Use Code;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MILLIKEN, COLORADO, AS FOLLOWS:

Section 1. Subsection 16-2-60(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory buildings and structures 720 square feet or under per acre or 25% lot coverage, whichever is less.
- b. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- c. Agriculture
- d. Agriculture including farming, ranching, and gardening.
- e. Animal boarding including daycare.
- f. Animal clinics and veterinary facilities with boarding on parcels or lots over ten (10) acres.
- g. Animal clinics and veterinary facilities without boarding.
- h. Bed and breakfast.
- i. Campgrounds and RV Parks on parcels or lots over ten (10) acres and with approval of a site plan.
- j. Cemeteries.
- k. Home occupations in accordance with Section 16-4-210.
- l. Horse riding stables and grazing.
- m. Horse arenas.
- n. Outdoor storage of farm related products and workable equipment

- o. Parks and open space.
- p. Public and private recreational facilities, within a structure or outside.
- q. Public and private schools
- r. Public buildings including police and fire stations or government facilities, and civic facilities.
- s. Single-family detached dwelling.
- t. Solar energy systems – accessory.
- u. Stable and barns.
- v. Wireless communication facility – ATS in right-of-way.
- w. Wireless communication facility – eligible facilities.

Section 2. Subsection 16-2-70(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory buildings and structures not exceeding 25% lot coverage, only one may exceed 720 square feet.
- b. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- c. Agriculture including farming, ranching, and gardening.
- d. Bed and breakfast.
- e. Home occupations in accordance with section 16-4-210.
- f. Horse riding stable and grazing.
- g. Parks and open space.
- h. Public and private schools.
- i. Public buildings, including police and fire stations or government facilities, and civic facilities.
- j. Single-family detached dwelling.
- k. Solar energy systems -accessory.
- l. Utility facilities – minor.

- m. Wireless communication facility -ATS in ROW.
- n. Wireless communication facility – eligible facilities.

Section 3. Subsection 16-2-70(b)(2) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(2) Conditional Uses.

- a. Accessory uses that are customarily incidental to the permitted principal use
- b. Animal boarding including daycare.
- c. Childcare centers.
- d. Gas, oil, and other hydrocarbon well drilling and production (subject to state and local regulations).
- e. Group homes, as defined in Section 31-23-303, C.R.S.
- f. Place of worship.
- g. Solar energy systems – small.
- h. Utility facilities – major.
- i. Vocational/technical schools and colleges.
- j. Uses not listed as either uses by right or conditional uses that are similar to and compatible with the intent of the Agricultural Estates District.

Section 4. Subsection 16-2-80(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- b. Agriculture
- c. Campgrounds and RV Parks not located in the mapped floodway.
- d. Holding ponds and other structures for flood control, water storage and/or retention for potable or non-potable use, and watershed protection.
- e. Parks and open space.
- f. Recreational fields, trails, picnic shelters and like outdoor amenities, not including permanent buildings or structures that require a foundation.

- g. Single-family dwelling
- h. Solar energy systems – accessory.
- i. Utility facilities – minor.
- j. Wireless communication facilities – ATS in the right-of-way.
- k. Wireless communication facilities – eligible facilities.

Section 5. Subsection 16-2-100(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory buildings and structures not exceeding 25% lot coverage, only one may exceed 720 square feet.
- b. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- c. Agriculture - farming, ranching, and gardening.
- d. Home occupations in accordance with Section 16-4-210.
- e. Horse riding stable and grazing.
- f. Parks and open space.
- g. Public and private schools.
- h. Public buildings, including police and fire stations or government facilities, and civic facilities.
- i. Single-family detached dwellings.
- j. Solar energy systems – accessory.
- k. Solar energy systems – small.
- l. Sporting courts, tennis courts, swimming pools and other similar structures provided they are located in the rear yard of the lot.
- m. Utility facilities – minor.
- n. Wireless communication facility - ATS in right-of-way.
- o. Wireless communication facility - eligible facilities.

Section 6. Subsection 16-2-100(b)(2) of the Milliken Municipal Code (“Code”) is amended to read

in its entirety as follows:

(2) Conditional Uses.

- a. Adult care, day care centers, and senior centers.
- b. Agriculture - other rural land uses associated with agricultural operations.
- c. Animal boarding including daycare.
- d. Any permanent accessory structure that exceeds seven hundred twenty (720) square feet per acre of land.
- e. Bed and breakfast.
- f. Childcare centers.
- g. Gas, oil, and other hydrocarbon well drilling and production (subject to state and local regulations).
- h. Group home as defined in Section 31-23-303, C.R.S.
- i. Places of worship.
- j. Public or private recreational facilities, within a building or outside.
- k. RV Parks
- l. Solar energy systems – large.
- m. Utility facilities – major.
- n. Vocational/technical schools and colleges.

Section 7. Subsection 16-2-110(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory buildings and structures not exceeding 40% lot coverage, only one may exceed 720 square feet.
- b. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- c. Home occupations in accordance with Section 16-4-210.
- d. Parks and open space.
- e. Public and private schools.

- f. Public buildings, including police and fire stations or government facilities, and civic facilities.
- g. Single-family detached dwelling.
- h. Solar energy systems – accessory.
- i. Sporting courts, tennis courts, swimming pools and other similar structures provided they are located in the rear yard of the lot.
- j. Uses that are compatible or customarily incidental to any of the permitted principal uses and are located on the same lot.
- k. Utility facilities – minor.
- l. Wireless communication facility - ATS in right-of-way.
- m. Wireless communication facility - eligible facilities.

Section 8. Subsection 16-2-110(b)(2) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(2) Conditional Uses.

- a. Adult care, day care centers, and senior centers.
- b. Any permanent accessory structure that exceeds 720 square feet.
- c. Bed and breakfast.
- d. Childcare centers.
- e. Gas, oil, and other hydrocarbon well drilling and production (subject to state and local regulations).
- f. Group home as defined in Section 31-23-303, C.R.S.
- g. Place of worship.
- h. Public and private recreational facilities, with a structure or outside.
- i. Public buildings, including police and fire stations or facilities, and civic facilities.
- j. Solar energy system – small.
- k. Utility facilities – major.
- l. Utility facilities – minor.
- m. Vocational/technical schools and colleges.

- n. Uses not listed as either uses by right or conditional uses that are similar to and compatible with the Single-Family Residential District.

Section 9. Subsection 16-2-120(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Accessory buildings and structures not exceeding 40% total lot coverage, only one may exceed 720 square feet.
- b. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- c. Bed and breakfast.
- d. Home occupations in accordance with Section 16-4-210.
- e. Parks and open space.
- f. Public and private schools.
- g. Public buildings, including police and fire stations or government facilities, and civic facilities.
- h. Single-family detached dwellings.
- i. Solar energy systems - accessory.
- j. Two-family attached dwelling units
- k. Vocational/technical schools and colleges.
- l. Wireless communication facility - ATS in right-of-way.
- m. Wireless communication facility - eligible facilities.

Section 10. Subsection 16-2-120(b)(2) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(2) Conditional Uses.

- a. Adult care, day care centers, and senior centers.
- b. Childcare centers.
- c. Cultural and educational facilities within a structure or outside.
- d. Gas, oil, and other hydrocarbon well drilling and production (subject to state and local regulations).

- e. Group home as defined by Section 31-23-303, C.R.S.
- f. Medical and dental office and medical clinics.
- g. Place of worship.
- h. Public and private recreation facilities, within a structure or outside. Sporting courts, tennis courts, swimming pools and other similar structures provided they are located in the rear yard of the lot.
- i. Solar energy systems - small.
- j. Utilities facilities - major.
- k. Uses not listed as either uses by right or conditional uses that are similar to other uses in the district, and that are compatible with the intent of the One and Two-Unit Residential District.

Section 11. Subsection 16-2-140(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

(1) Uses by Right.

- a. Uses by Right in the R-M District are those that are authorized under a mobile home community license issued pursuant to the ordinances of the Town. The R-M District classification shall be assigned to all lands within the Town that are presently licensed.
- b. Accessory buildings or structures 720 square feet or under per acre or 40% lot coverage, whichever is less.
- c. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
- d. Accessory structures less than two hundred (200) gross square feet shall not be deemed an accessory structure within the meaning of this Article. All structures, regardless of size, must meet the dimensional requirements specified for this zone district and submit a plot plan for approval. Each manufactured home space is allowed one storage structure that shall be a minimum of one hundred and twenty (120) square feet for each manufactured home space.
- e. Mobile homes, subject to Sec. 16-3-470. - Factory built, manufactured, and mobile homes standards
- f. Parks and open space.
- g. Single family detached dwelling.
- h. Solar energy systems – accessory.

- i. Wireless communication facility - ATS in right-of-way. Wireless communication facility - eligible facilities.

Section 12. Subsection 16-2-150(b)(1) of the Milliken Municipal Code (“Code”) is amended to read in its entirety as follows:

a. Residential and Residential Related Uses

1. Accessory buildings and structures 720 square feet or under per acre or 40% of lot coverage, whichever is less.
2. Accessory dwelling unit in accordance with Section 16-4-700 and as defined in Section 16-8-200 when associated with a use by right.
3. Adult day care, day care centers, and senior centers.
4. Bed and breakfast.
5. Home occupations in accordance with Section 16-4-210.
6. Live/work residences.
7. Single-family and multi-family dwellings.
8. Two-family dwellings.
9. Single-family detached dwellings.
10. Solar energy systems - accessory.
11. Wireless communication facility - ATS in right-of-way.
12. Wireless communication facility - eligible facilities.

Section 13. Add the following as a new Division 7 to Article IV of Chapter 16 of the Milliken Municipal Code:

Division 7 - Accessory Dwelling Units

Sec. 16-4-700. - Accessory dwellings.

- (a) Intent. The regulations in this section are intended to address the construction, conversion, expansion, or improvement of accessory dwellings within the Town and to ensure all accessory dwellings are constructed, converted, expanded or improved, and occupied, in compliance with the Town's adopted life safety codes and building regulations, including but not limited to, building, fire, utility, or stormwater codes.
- (b) Administrative approval required. To ensure compliance with the regulations in this section, an application and administrative approval shall be required to construct, convert, expand, or improve any accessory dwelling within the Town. For purposes

of this section, "improve" or "improvements" means any alteration, repair, addition, expansion, reconstruction, replacement, renovation, or any work in or upon a building or structure for which a building permit is required pursuant to the Town's adopted building regulations.

- (c) Application requirements; fees. Applications for the construction, conversion, expansion, or improvement of any accessory dwelling shall be made in writing and shall include all information, documents, and plans necessary for the Town to determine whether the accessory dwelling complies with the standards set forth in this section. The applicant shall pay all application and review fees established by resolution of the Town Board.
- (d) Town Staff review and decision. When the Town Staff has determined the application for the construction, conversion, expansion, or improvement of an accessory dwelling to be complete, the Town Staff shall review the application to determine if the application complies with the standards set forth in this section, and shall approve, approve with conditions, or deny the application. Upon the Town Staffs approval of the application, any building permits required for the accessory dwelling shall be issued to the applicant.
- (e) Standards. The following standards apply to all accessory dwellings for which construction, conversion, expansion, or improvements commences on or after the effective date of this ordinance.
 - (1) There shall be no more than one (1) accessory dwelling on a residential lot.
 - (2) No portion of a lot on which an accessory dwelling is located may be subdivided from, or legally described differently than, the lot containing the principal residential unit.
 - (3) No portion of a structure containing an accessory dwelling may have ownership different from the ownership of the principal dwelling unit.
 - (4) The accessory dwelling shall be affixed to an engineered permanent foundation.
 - (5) An internal or attached accessory dwelling shall be separated from the principal dwelling by a firewall meeting building and fire codes.
 - (6) Accessory dwelling utilities shall be connected through the principal residential dwelling. Additional water dedication or water or sanitary sewer tap upsize may be required to account for increase in demand beyond the expectation of the original dedication or capacity of the original tap.
 - (7) Prior to the issuance of any building permit for an accessory dwelling, the applicant shall furnish to the Community Development Department a statement from the Water/Wastewater Department and/or water and wastewater providers confirming capability to service the property upon the construction of the proposed accessory dwelling. If the property is served by a well or onsite

wastewater treatment system, the applicant shall furnish information sufficient for the Town to determine that such facilities are adequate to service the accessory dwelling. For additional information please refer to Chapter 13 of the Milliken Municipal Code.

- (8) The accessory dwelling shall comply with any applicable residential design standard.
- (9) For purposes of calculating residential density, each accessory dwelling shall count as one-half (1/2) dwelling unit.
- (10) The size of an accessory dwelling unit shall be no larger than the size of the principal dwelling unit on the same lot as the accessory dwelling unit.
- (f) As used in this section 16-4-700, “administrative approval” means approval through an “administrative approval process” as that phrase is defined in section 16-8-200 as such provision may from time to time be amended.

Section 14. The definition of "Accessory Dwelling Unit" in Section 16-8-200 of the Milliken Municipal Code is hereby amended to read in its entirety as follows:

Accessory dwelling unit or *ADU* means an internal, attached, or detached dwelling that provides complete independent living facilities for one or more individuals; is located on the same lot as a proposed or existing primary residence; and includes facilities for living, sleeping, eating, cooking, and sanitation. An ADU may also be known as an “accessory apartment,” “secondary suite,” or “mother-in-law apartment.”

Section 15. Effective Date. Unless otherwise specified herein, this ordinance shall take effect thirty days after publication as provided by law.

INTRODUCED, READ, PASSED, AND ADOPTED THIS _____ DAY OF _____ 2025.

TOWN OF MILLIKEN

By: Elizabeth Austin, Mayor

ATTEST:

Caree Rinebarger, Town Clerk