



## Building Division

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### 2006 *International Building Code*<sup>®</sup>

The City and County of Broomfield Building Division has adopted the 2006 *International Building Code*<sup>®</sup>, effective February 28, 2008. **This handout will summarize the major changes in the 2006 IBC from the previously adopted 2003 edition.**

1. There is now a definition for “transient” in Section 310 – “Occupancy of a dwelling unit for not more than 30 days.” This clarifies how to classify R-1 or R-2 occupancies.
2. There is a new section 402.11 which regulates children’s playground structures located within malls.
3. Section 403.3.2 now will only allow shaft enclosure fire resistance ratings to be reduced to 1 hour when building is not greater than 420 feet in height.
4. Section 406.1.2 will allow a single-use U occupancy to have unprotected openings of unlimited area when the fire separation distance is 5 feet or greater.
5. Section 406.1.4 will now require doors between dwelling units and attached garages to be self-closing and self-latching. **This is only true for dwelling units built under the IBC – you still do not need self closing and latching doors in dwelling units built under the IRC.**
6. Section 406.2.5 will allow vehicle ramps to be used for vertical circulation as long as the ramp does not exceed a slope of 1: 15.
7. There is a new section 419 which gives direction and references construction requirements for walls and horizontal assemblies that separate dwelling units.
8. Section 506.4.1 gives specific guidance on mixed occupancies and allowable areas based on either non-separated or separated uses.
9. Section 507.3 will now allow an A-1 or A-2 occupancy within a sprinklered one story unlimited area building of other than Type V construction when complying with 3 specific conditions.
10. Section 507.7 will now allow H-2, H-3, and H-4 occupancies within Groups F and S unlimited area buildings with numerous conditions.
11. There is a new Section 508 regulating mixed use and occupancy. These provisions have been taken out of Chapter 3 and relocated. Table 508.3.3 takes the place of the old Table 302.3.2. The new table is drastically different and groups certain occupancies relative to potential fire loading and changes fire separation requirements. **This is probably one of the more significant code changes to which you should pay attention.**

12. **Section 707.14.1 will now require an elevator lobby when the elevator shaft enclosure connects more than 3 stories.** There are still several exceptions and/or reductions, especially for fully fire sprinklered buildings.
13. There is a new section 714.2.1.1 which clarifies that king studs and boundary elements that are integral elements in load bearing walls of light framed construction are not required to be individually protected as structural members as long as the wall assembly meets the bearing wall fire rating requirements.
14. Sections 721.5.2.2 and 721.5.2.3 now recognizes the use of intumescent or mastic fire resistant coatings as approved method for spray applied fire resistant materials, subject to fire-resistance testing.
15. **Section 903.2.1.2 now requires an automatic fire sprinkler system when the fire area has an occupant load of 100 (used to be 300 threshold) in an A-2 occupancy. This applies to restaurants, bars, banquet halls, etc. that may not have required fire sprinklers previously.**
16. Table 1004.1.1 now has an occupant load factor for day care use.
17. Section 1006.3 #5 now clarifies that the means of egress illumination of the exit discharge is required to be powered by an emergency electrical system only at the exterior door landing.
18. **Section 1007.3 now requires an area of refuge at ALL enclosed stairways whether or not the building has an automatic fire sprinkler system. This also would include the two way communication. This is a major change from the 2003 IBC.**
19. There is a new section 1007.5.1 which does not allow a platform lift used on an accessible route to be installed in a fully enclosed or fire rated shaft.
20. Section 1009.3, exception #4 now allows the stairs within a group U occupancy attached to a group R-2 occupancy to meet the same requirements as stairs within the R-2 occupancy.
21. There are new Sections 1009.11.2 and 1013.6 which now require an approved guard when a roof hatch opening is located within 10 feet of the roof edge.
22. There is a new Section 1012 with specific requirements for handrails. This just puts all handrail requirements in one spot.
23. Section 1013.3, exception #5 now allows the openings at open guard/handrails at the sides of stair treads within R-2 and R-3 occupancies to be such that a 4 3/8" sphere will not pass through.
24. Section 1014.2, exception #2 now has a method to allow egress through a stockroom in a Group M occupancy provided that four specific conditions are met.
25. Section 1014.3 has new exception that will allow the common path of egress travel in Group R-2 occupancy to increase to 125 feet if the building is protected with an automatic fire sprinkler system per Section 903.3.1.1. Please note that this requires a

full NFPA 13 system and will not apply to the typical 13R system which is required for all R occupancies under the IBC.

26. Section 1026.1 now requires that emergency escape and rescue openings open into a yard or court which opens to a public way.
27. **Numerous changes occur in the 2003 ANSI A117.1 standards. Vertical handicap grab bars required at accessible and ambulatory toilet stalls (exceptions for dwelling units). Stairway handrail bottom extensions reduced to only 12" past bottom tread.**
28. Section 1104.5 now states that when only one accessible route is provided, it shall not pass through kitchens, storage rooms, restrooms, closets, or similar spaces. This requirement was moved from Section 1104.3.
29. Section 1105.1 now requires that at least 60 percent of all public entrances are to be accessible (previously 50%).
30. Section 1107.6.2.2 now has requirements for numbers of accessible and Type B units for R-2 occupancies - other than apartment houses, monasteries and convents.
31. There is a new Section 1109.14.4 which lists specific exceptions to accessibility requirements for certain recreational and sports facilities.
32. There is a new section 1405.12.2 addressing window sills in R-2 and R-3 occupancies. Where the opening at the sill portion of an operable window is located more than 72 inches above the finished grade or other surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor surface in the room in which the window is located. Glazing between the floor and a height of 24 inches shall be fixed or have openings such that a 4 inch diameter sphere cannot pass through
33. There is a new section 1504.8 and Table 1504.8 which restricts the use of gravel and stone ballast on roofs based on building height, wind speed, exposure, and hurricane-prone regions.
34. Section 1507.2.5 will now require that asphalt shingle packaging have labeling indicating compliance with ASTM D 3161. Section 1504.1.1 requires asphalt shingles to be tested in accordance with ASTM D 3161, Class F in regions with 110 mph basic wind speed, such as Broomfield.
35. Table 1607.1 now requires that the bottom chord of engineered roof trusses used in residential occupancies be designed for 20 psf when there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 24 inches wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member and there is attic access. See footnotes I, j, and k to Table 1607.1.
36. Table 1609.3.1 now has changed the conversion ratio between the fastest mile wind speeds and the 3 second gust wind speeds; for Broomfield's 110 mph 3 second gust basic wind speed, the equivalent fastest mile wind speed is now 95 mph.

37. Section 2509.2 now prohibits water resistant gypsum backing board to be used behind wall tile in tub and shower areas. Cement, fiber-cement, or glass mat gypsum backers are **required** in these locations.
38. Section 2902.4 will now prohibit the accessible route to the required public toilet facilities from passing through kitchens, storage rooms, closets, or similar spaces. This will affect many retail tenants.
39. Section 3002.4 will now require at least one elevator sized to accommodate a 24" by 84" ambulance stretcher in the horizontal, open position when the building is 4 or more stories above grade plane or 4 or more stories below grade plane.
40. Section 3109.5 has many more specific details for the required entrapment avoidance for swimming pools and spas.