

NOTICE OF PUBLIC HEARING
BEFORE THE
CITY AND COUNTY OF BROOMFIELD

DATE: FEBRUARY 24, 2026
TIME: 6:00 p.m.
PLACE: Council Chambers, George Di Ciero City & County Building
One DesCombes Drive
Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

ORDINANCE NO. 2295

An Ordinance Amending certain Sections of the Broomfield Municipal Code and Adopting the 2024 International Building Code and Related Codes as Primary Codes by Reference with an Effective Date of April 15, 2026

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Chapter 15-03 - Building Codes: Adoption and Administration, of the Broomfield Municipal Code is amended as follows:

15-03-010 - Intent.

(A) The intent of this chapter is to adopt by reference and with modifications the International Building Code, ~~2021~~**2024** Edition; the International Residential Code, ~~2021~~**2024** Edition; the National Electrical Code, the latest edition adopted by the State of Colorado; the International Plumbing Code, ~~2021~~**2024** Edition; the International Mechanical Code~~15,~~~~2021~~ **2024** Edition; the International Fuel Gas Code, ~~2021~~ **2024** Edition; the International Existing Building Code, ~~2021~~ **2024** Edition; the International Swimming Pool and Spa Code, ~~2021~~ **2024** Edition; the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; the International Fire Code~~2021~~ **2024** Edition; the Uniform Housing Code, 1997 Edition, **the Colorado Low Energy and Carbon Code,**; and the most current edition of the American Society of Mechanical Engineers (ASME) A17.1 Safety Code for Elevators and Escalators.

. . .

15-03-020 - Adoption of building codes.

The following documents, one copy of each of which is on file in the office of the city clerk, being marked and designated as stated, are hereby referred to, adopted, and made a part

hereof as if fully set forth in this title, with the amendments indicated in the following sections of this title. Provisions in the appendices shall not apply unless specifically adopted.

(1) The "International Building Code," ~~2021~~ **2024** Edition (IBC), published by the International Code Council, Inc., and in particular Chapters 2 through 35 and Appendix C Group U - Agricultural Buildings; Appendix E - Supplementary Accessibility Requirements; Appendix G - Flood-Resistant Construction; Appendix I - Patio Covers; and Appendix J - Grading, inclusive, are hereby adopted as the building code for the city. The provisions of the International Building Code as amended shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of every building or structure or any appurtenances connected or attached to such building or structures.

EXCEPTION: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with this code or the International Residential Code.

(2) The "International Residential Code for One- and Two-Family Dwellings," ~~2021~~ **2024** Edition (IRC), published by the International Code Council, Inc., and in particular Chapters 2 through 10 and 12 through 32, and Appendix H - Patio Covers, Appendix P - Sizing of Water Piping System, **and as amended by the State of Colorado Plumbing Board**. The provisions of the International Residential Code for One- and Two-Family Dwellings as amended shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

EXCEPTIONS: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with section 2904:

- A. Live/work units located in townhomes and complying with the requirements of Section 419 of the International Building Code.
- B. Owner-occupied lodging houses with five or fewer guestrooms.
- C. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
- D. A care facility with five or fewer persons receiving medical care within a dwelling unit.

E. A care facility with five or fewer persons receiving care with a single family dwelling.

(3) The "Uniform Code for the Abatement of Dangerous Buildings," 1997 Edition (UCADB), published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, in particular Chapters 1 through 9.

(4) The "Uniform Housing Code," 1997 Edition (UHC), published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, in particular Chapters 1 through 16.

(5) The "National Electrical Code," (NEC), NFPA 70, the latest edition adopted by the State of Colorado, published by the National Fire Protection Association, Inc., and in particular Chapters 1 through 9 inclusive, is hereby adopted as the electrical code for the city. The provisions of the National Electrical Code, as amended, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

(6) The "International Plumbing Code," ~~2024~~ **2024** Edition (IPC), published by the International Code Council, Inc., in particular Chapters 2 through 13, Appendix B - Rates of Rainfall for Various Cities, and Appendix E - Sizing of Water Piping System, **and as amended by the State of Colorado Plumbing Board** is hereby adopted as the plumbing code for the city. The provisions of the International Plumbing Code, as amended, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system, nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters, and water heater venting systems shall be regulated by the International Fuel Gas Code.

EXCEPTION: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

(7) The "International Mechanical Code," ~~2024~~ **2024** Edition (IMC), published by the International Code Council, Inc., and in particular Chapters 2 through 15 and Appendix A inclusive, is hereby adopted as the mechanical code for the city. The provisions of the International Mechanical Code, as amended, shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

EXCEPTION: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

(8) The "International Fuel Gas Code," ~~2021~~ **2024** Edition (IFGC), published by the International Code Council, Inc., and in particular Chapters 2 through 8, inclusive, **and as amended by the State of Colorado Plumbing Board** is hereby adopted as the fuel gas code for the city. The provisions of the International Fuel Gas Code, as amended, shall apply to the installation of gas piping systems, gaseous hydrogen systems, fuel gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the outlet of the appliance shutoff valve and the installation and operation of residential and commercial fuel gas appliances and related accessories.

EXCEPTION: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

(9) The "Colorado Low Energy and Carbon Code" published by the International Code Council, Inc., and in particular Chapters 2 through 6 inclusive, is hereby adopted as the energy code for the city. The provisions of the Colorado Low Energy and Carbon Code, as amended, shall apply to all matters governing the design and construction of buildings for energy efficiency. The Colorado Low Energy and Carbon Code (LECC) is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the efficient use of energy. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

(10) The "International Fire Code," ~~2021~~ **2024** Edition (IFC), published by the International Code Council, 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401, and in particular Chapters 1 through 45 and Appendix B, Fire-Flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and Distribution; Appendix E, Hazard Categories; Appendix F, Hazard Ranking; and Appendix G, Cryogenic Fluids - Weight and Volume Equivalents, inclusive.

(11) The most current edition of the ASME A17.1 Safety Code for Elevators and Escalators, as published by the American Society of Mechanical Engineers, Three Park Avenue, New York, New York 10016 and hereinafter referred to as the elevator and escalator code. The provisions of the ASME Codes as adopted by chapter 15-18, as amended, shall apply to the design, construction, operation, inspection, testing, maintenance, alteration and repair of the equipment defined in ASME, its associated parts and its hoistways, where located in or adjacent to a building or structure.

(12) The "International Existing Building Code," ~~2021~~ **2024** Edition (IEBC) published by the International Code Council, 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401, and in particular Chapters 2 through 16, inclusive, is hereby adopted as the existing building code for the city. The provisions of the International Existing Building Code shall apply to the repair, alteration, change of occupancy, and addition to and relocation of all existing buildings other than one and two family dwellings and townhomes.

(13) The "International Swimming Pool and Spa Code" ~~2021~~ **2024** Edition, (ISPC) published by the International Code Council, 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401, and in particular Chapters 2 through 11 inclusive are hereby adopted as the swimming pool and spa code for the city. The provisions of this code shall apply to the construction, alteration, repair and maintenance of aquatic recreation facilities, pools, and spas. The pools and spas covered by this [code] are either permanent or temporary, and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing, or wading.

(14) **The Colorado Low Energy and Carbon Code (LECC) published by the Colorado Energy Office, 1600 Broadway, Suite 1960, Denver CO is hereby adopted as the energy code for the city. The Colorado Model Low Energy and Carbon Code - Commercial Provisions shall be the Commercial Provisions of the International Energy Conservation Code, 2024 Edition, as published by the International Code Council and as amended by the Energy Code Board. The Colorado Model Low Energy and Carbon Code - Residential Provisions shall be the Residential Provisions of the International Energy Conservation Code, 2024 Edition, as published by the International Code Council and as amended by the LECC. The scope, intent, and all definitions and requirements of the code shall be as published in the 2024 International Energy Conservation Code, unless amended by the LECC.**

15-03-030 - General.

(A) All of the sections of this chapter, including all of the administrative regulations contained herein below, shall apply to the International Building Code, the International Residential Code, the International Mechanical Code, the National Electrical Code, the ASME Elevator and Escalator Codes, the International Fuel Gas Code, the International Existing Building Code, the International Swimming Pool and Spa Code, **the Colorado Low Energy and Carbon Code**, and the International Plumbing Code, ~~and the Colorado Model Electric Ready and Solar Ready Code~~ as adopted in this title.

...

15-03-080 - Submittal documents.

(A) *Submittal documents.* Submittal documents consisting of construction documents, statement of special inspections, geotechnical reports and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared

by a registered design professional where required by the State of Colorado regulations. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

EXCEPTION: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional, if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

(1) Information on construction documents.

...

(7) Location and size of the solar-ready zone, structural design loads and roof dead and live loads, and pathways for routing of conduit from the solar-ready zone to the electrical service panel.

(8) Number and location of EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces.

(9) Locations of conduit and termination points serving EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces.

(10) Locations for condensate drainage where combustion equipment for space heating and water heating is installed

...

15-03-110 - Inspections and testing.

...

(C) Required inspections.

...

(9) Energy efficiency inspections. Inspections shall be made to determine compliance with the LECC as applicable and shall include, but not be limited to, inspections for: envelope insulation R- and U- values, fenestration U- value, duct system R-value, duct tightness, and HVAC and water-heating equipment efficiency. **At the request of the code official, a letter or proof of intent to contract with an approved agency describing the air barrier inspection sequencing shall be provided to the code official prior to permit issuance and shall be signed by the building owner or the building owner's representative.** The code official is authorized to accept reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are approved as to qualifications and reliability relevant to the building components and systems that they are inspecting or testing. When the code official authorizes the use of a third-party inspection agency for all or some aspects of compliance, the agency shall be authorized as a third-party extension of the authority having jurisdiction to verify

compliance. The code official shall determine and communicate which compliance verification measures the third party inspection agency shall incorporate within their inspection processes. Third party energy rating companies are required to verify installed components match the original design as submitted and accepted by the City. If there are discrepancies they are required to notify the City Building Division. The approved agency shall submit inspection reports to the code official and to the owner's representative in accordance with International Building Code Section 1704.2.4.

Section 2.

Chapter 15-04 - International Building Code of the Broomfield Municipal Code is amended as follows:

15-04-010 - Amendments to the International Building Code.

The following amendments are hereby made to the ~~2024~~ 2024 International Building Code which shall be referred to in this chapter 15-04 as the IBC:

...

(S) Section 1107.2.3 Accessible route. Accessible vehicle spaces shall be located on the shortest accessible route from spaces to an accessible building entrance.

~~(S)~~ (T) A new Exception to Section 1208.1 shall be added to read as follows:

EXCEPTION: Access is not required for spaces below noncombustible structural basement floors where there is no building equipment such as electrical, plumbing, mechanical or gas systems.

...

~~(W)~~ (X) Section 1705.4718 Fire-resistant penetrations and joints, is hereby deleted in its entirety.

...

Note: All of the corresponding amendments within Section 15-04-010 are updated to reflect the new lettering with the addition of the new amendments such that the amendments are in alphabetical and numerical order.

Section 3.

Chapter 15-05 - International Residential Code of the Broomfield Municipal Code is amended as follows:

15-05-010 - Amendments to the International Residential Code.

The following amendments are hereby made to the ~~2021~~ 2024 International Residential Code, which shall be referred to in this chapter 15-05 as the IRC:

...

(C) Table R301.2(1), Climatic and geographic design criteria is hereby amended as follows:

TABLE R301.2(1)
Climatic and Geographic Design Criteria

GROUND AND ROOF SNOW LOAD:	30 42 OR ASCE 7-22
WIND SPEED (mph):	Design per ASCE 7- 16 22
SEISMIC DESIGN CATEGORY:	B
SUBJECT TO DAMAGE FROM:	
Weathering:	Severe
Frost line depth:	36"
Termite:	n/a
WINTER DESIGN TEMP:	1° F
ICE BARRIER UNDERLAYMENT REQUIRED:	No
FLOOD HAZARDS:	1973/1988
AIR FREEZING INDEX:	500-1000
ANNUAL MEAN TEMP:	50° F

...

(O) Subsection R401.3, Drainage, is hereby amended to read as follows:

...

R401.3.7.4 Grading noncompliance ~~statement request~~. When inclement weather, soil conditions, or other reasons force the postponement of final grading, so a final grading performance certificate cannot be provided. **Clean-up permit shall be submitted with the description for providing a final or revised final grade performance certificate within a time frame given by the building official, and with a fee of \$100.** The clean-up permit shall take the place of a grading performance certificate for up to the days determined by the building official based on the time of year, weather, soil conditions and the practicality of getting the work completed in the period of time indicated on the permit. After such time, the statement expires, and remedies in chapter 1-12 B.M.C. may be pursued.

(P) Subsection R401.4, Soil tests, is hereby amended to read as follows:

...

R401.4.3.2 Termination. Unless perimeter drains are designed to daylight, they shall terminate in sump pits with pumps installed. Piping for sump pumps shall discharge **to the underdrain pipe system if provided** or at least five feet away from foundations or as otherwise approved by the building official.

...

R401.4.4.3.1 Foundation, under **basement** slab, and excavation trench backfill. Foundation, under **basement** slab, and excavation trench backfill shall be moisture conditioned and compacted to control settlement. Additionally, all backfill and compaction recommendations contained in the geotechnical report and the structural engineer's foundation design shall be followed. If conflicts exist, the most stringent requirement shall be followed.

...

(T) Delete Part IV - Energy Conservation (Chapter 11 Energy Efficiency) in its entirety. For energy code provisions, see the adopted ~~International Energy Conservation Code~~ **Colorado Low Energy and Carbon Code**.

(U) Subsection M1403.1 Heat Pumps is hereby amended to read as follows:

Electric heat pumps shall be tested in accordance with UL1995 or UL/CSA 60335-2-40.

Electric heat pumps shall be installed at least 12" above grade or manufacturer installation requirements, whichever is greater.

(U) (V) Section M1502.4.2 is amended to read as follows:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at 4 foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1. Ducts shall not be joined with screws or similar fasteners that protrude from into the inside of the duct.

~~(V)~~ (W) Delete Section M1601.1.1 #7 in its entirety

(X) Subsection M1804.2.5 Direct vent terminations is hereby amended to read as follows:

Vent terminals for direct-vent appliances shall be installed 18” above grade or in accordance with manufacturer installation requirements, whichever is greater.

~~(W)~~ (Y) Delete Chapter 24 in its entirety. For fuel gas code provisions see the adopted International Fuel Gas Code.

...

(BB) Subsection P2904 - Dwelling Unit Automatic Sprinkler System is hereby amended to read as follows:

P2904.1 General The design and installation of automatic sprinkler systems shall be in accordance with NFPA 13D.

All other language in Section P2904 is hereby deleted.

~~(BB)~~ (CC) Subsection P2906.4 Water service pipe is hereby amended by adding the following sentence:

...

Note: All of the corresponding amendments within Section 15-05-010 are updated to reflect the new lettering with the addition of the new amendments such that the amendments are in alphabetical and numerical order.

Section 4.

Chapter 15-07 - International Energy Conservation Code of the Broomfield Municipal Code is amended as follows:

Chapter 15-07 - ~~International Energy Conservation Code~~ Colorado Low Energy and Carbon Code

15-07-010 - Amendments to the ~~International Energy Conservation Code~~ Colorado Low Energy and Carbon Code.

The following amendments are hereby made to the ~~2021 International Energy Conservation Code~~ Colorado Low Energy and Carbon Code:

(A) Chapter 1 is hereby deleted. Refer to chapter 15-03, B.M.C., for administrative requirements.

...

~~(C) Section C404.5 is hereby deleted.~~

~~(D) Section C503.2.1 is amended to add exception below:~~

~~Exception: Roof replacements that do not replace the existing roof insulation are not required to upgrade the existing roof insulation to current requirements.~~

~~(E) Section C503.3.1 is hereby deleted~~

~~(F) Section C503.3.3 is hereby deleted~~

~~(G) Section R402.4.2.1 is amended to add following exception:~~

~~EXCEPTION: Multifamily dwelling units will need to be verified to have an air leakage rate not to exceed 5 air changes per hour. Multifamily dwelling units are ones that are built under the IBC as R-2 occupancy.~~

~~(H) Section R403.3.3 #2 is hereby deleted.~~

~~(I) Section R403.5.2 is amended to add the language below:~~

~~8. Piping that exceeds 100'.~~

~~(J) Section R403.5.3 is hereby deleted.~~

(C) Section R403.5.5 Demand responsive controls for heating and cooling systems is added as follows:

R403.5.5 Demand responsive controls for heating and cooling systems. Electric heating and cooling systems for *residential buildings* shall be provided with *demand responsive controls* that meet the requirements of Appendix CI Section 101.

(D) Amend Table R409.5.3.1 as follows:

Table R409.5.3.1 EV Power Transfer Infrastructure Requirements:

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV Ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Group R-3 and R-4 occupancies three stories or less in height above grade plane, with 15 or fewer	0	20% of spaces (not fewer	0	0

parking spaces		than 2)		
Group R-3 and R-4 occupancies three stories or less in height above grade plane, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies three stories or less in height above grade plane with 10 or fewer parking spaces	10%	15% of spaces	10% of spaces	0
Group R-2 occupancies three stories or less in height above grade plane with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

(E) Section R501.7 Programmable thermostat is added as follows:

Section R501.7 Programmable thermostat. *Alterations, additions,* and changes of occupancy that involve replacing or expanding a heating or cooling system shall comply with section R403.1.1 Programmable thermostat.

(F) Section R502.2.5 Additional energy efficiency credit requirements:
Delete exception #1 below:

~~1. Additions that are less than 1,000 square feet (93 sm) of conditioned floor area and increase the conditioned floor area by less than 25 per cent~~

(G) Table C405.13.2 Energy Use Categories is amended to add a new line at the end:

Electric vehicle charging

Electric vehicle charging loads.

(H) Amend Table C410.5.2.1 as follows:

Table C410.5.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV Ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	0	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	3% of spaces	7% of spaces	20% of spaces	0
Group R-2 occupancies with 10 or fewer parking spaces	10%	15% of spaces	10% of spaces	0
Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

(I) Section C502.3.3.1 Thermostatic controls is added as follows:

C502.3.3.1 Thermostatic controls. *Additions* that involve replacing or expanding a heating or cooling system shall comply with section C403.4.1 Thermostatic controls.

(J) Section C503.7 Thermostatic controls is added as follows:

C503.7 Thermostatic controls. *Alterations* that involve replacing or expanding a heating or cooling system shall comply with section C403.4.1 Thermostatic controls.

Section 5

Chapter 15-09 - International Existing Building Code of the Broomfield Municipal Code is amended as follows:

15-09-010 - Amendments to the International Existing Building Code.

The following amendments are hereby made to the ~~2021~~ 2024 International Existing Building Code:

(A) Chapter 1 is hereby deleted. Refer to chapter 15-03, B.M.C. for administrative requirements.

(B) Chapter 2 is hereby amended to include the following definition:

COLD WEATHER CARE PROGRAM. Places of religious worship that allow the temporary overnight housing of persons during cold weather for periods of 120 days or less between October 1st through May 1st.

~~(B)~~ (C) Section 302.2 is hereby deleted.

~~(C)~~ (D) Section 406.1 is hereby deleted.

(E) Section 1011.2.1 is amended to include the following Exception:

Exception: Group A-3 places of religious worship participating in the Cold Weather Care Program, as defined in Chapter 2, in which the aggregate sleeping areas are less than ten percent (10%) of the building area for each story that is used as an aggregate sleeping area.

Section 6

Chapter 15-10 - International Mechanical Code of the Broomfield Municipal Code is amended as follows:

15-10-010 - Amendments to the International Mechanical Code.

The following amendments are hereby made to the ~~2021~~ 2024 International Mechanical Code:

. . .

(D) Section 804.1 Direct vent terminations is hereby amended to read as follows:

Vent terminals for direct-vent appliances shall be installed 18” above grade or in accordance with manufacturer installation requirements, whichever is greater.

(E) Section 918,2 Heat Pumps is hereby amended to read as follows:

Electric heat pumps shall be tested in accordance with UL1995 or UL/CSA 60335-2-40.

Electric heat pumps shall be installed at least 12” above grade or manufacturer installation requirements, whichever is greater.

(F) 1109.2.5 Refrigerant pipe shafts is hereby amended to read as follows:

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in fire resistance rated shaft enclosures. The fire related shaft enclosure shall comply with Section 713 of the International Building Code.

Exceptions:

1. Refrigerant systems using R-781 refrigerant (water)
2. Piping in direct refrigerant system where the refrigerant quantity does not exceed the amounts in Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the building where vented to the outdoors.

Section 7

Chapter 15-11 - International Swimming Pool and Spa Code of the Broomfield Municipal Code is amended as follows:

15-11-010 - Amendments to the International Swimming Pool and Spa Code.

The following amendments are hereby made to the ~~2024~~ 2024 International Swimming Pool and Spa Code:

...

[Other than the change in date, no other changes are being made to Section 15-11-010]

Section 8

Chapter 15-16 - International Fire Code of the Broomfield Municipal Code is amended as follows:

15-16-010 - Amendments to the International Fire Code.

The following amendments are hereby made to the ~~2024~~ 2024 International Fire Code which shall be referred to in this chapter 15-16 as the IFC:

(A) Subsection 101.1, Title, of the IFC is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City and County of Broomfield, hereinafter referred to as "this code."

~~(B)~~ Subsection 102.5, Application of residential code, of the IFC is amended by the addition of an exception, to Item 1 only, to read as follows:

~~EXCEPTION: Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with Section P2904 of the 2024 International Residential Code do not require a permit. Nevertheless, dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with NFPA 13D require a permit pursuant to Section 105.6.2 of this code.~~

~~(C)~~ (B) Subsection 102.7, Referenced codes and standards, of the IFC is amended by adding the following sentence:

Where this code refers to the ICC Electrical Code, it means the latest edition of the National Electrical Code adopted by the State of Colorado.

~~(D)~~ (C) Subsection ~~105.6.4~~ 106.1, Submittals, of the IFC is amended to read as follows:

~~105.6.4~~ 106.1 Submittals. Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit required by Sections 105.6.1, 105.6.2, ~~105.6.4~~ 105.6.3, 105.6.5, 105.6.6, 105.6.7, ~~105.6.9~~ 105.6.8, 105.6.10, 105.6.11, ~~105.6.12~~ 105.6.13, ~~105.6.19~~; 105.6.20, 105.6.21, 105.6.22, ~~105.6.23~~ 105.6.24, or ~~105.6.23~~ 105.6.26. When requested, qualification statements shall be submitted to the fire code official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202.

~~(E)~~ (D) A new Subsection 106.2.5 of the IFC is added to read as follows:

106.2.5 Fire protection and life safety analysis. The fire code official may require the owner or agent to provide, without charge to the jurisdiction, a fire protection and life safety analysis prior to submitting construction drawings for high-rise buildings; covered mall buildings; buildings containing atriums connecting more than two stories; buildings containing high-piled combustible storage; Group A occupancies with an occupant load of 300 or more; Group H occupancies requiring a Hazardous Materials Management Plan and/or a Hazardous Materials Inventory Statement in accordance with Chapter ~~27~~ 50; Groups I-2 and I-3 occupancies; any building, structure, or facility utilizing a performance-based approach to design in accordance with Section ~~104.8~~ 104.2.3 or ~~104.9~~ 104.2.4; and other structures or facilities as required by the fire code official. A fire protection and life safety analysis shall provide a description of the fire protection and life safety systems design for the proposed building or facility. This description shall include the basic concepts used for suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems; as well as the coordination of those systems. Upon completion of the project, a copy of the approved documentation shall be maintained at the site and by the fire code official until demolition of the building or facility. The fire protection and life safety analysis shall:

1. Be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official;
2. Bear the seal of a registered design professional;
3. Include a preliminary plan of the building, facility, or structure, drawn to scale upon suitable material;

4. Provide an analysis of fire protection water supplies for the building, facility, or structure, in accordance with Section 507;
5. Explain the intended use of the building, facility, or structure, or the applicable portions thereof, including special processes, the materials within the building, and the maximum height of any storage;
6. Describe all active and passive fire protection features of a specific facility, including, but not limited to, the basic concepts used for fire suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems, as well as the coordination and integration of those systems with one another; and
7. Analyze the design, operation, use, coordination, and interaction of the fire-protection and life-safety systems.

Prior to issuing operational or construction permits required by this code, the fire code official must determine, with reasonable certainty, that the fire protection and life safety features as documented in the fire protection and life safety analysis achieve minimum code compliance and provide the level of protection intended by this code.

The fire code official shall specify the required organization, content categories, and format of the fire protection and life safety analysis.

~~(F)~~ (E) Subsection ~~105.5.29(1)~~ **105.5.30(1)** is amended to read as follows:

1. Storage and use of LP-gas in capacities exceeding 125 gallons (474 L) water capacity.

~~(G)~~ (F) Subsection ~~105.5.49~~ **105.5.51** Temporary membrane structures and tents, is amended to read as follows:

~~105.5.49~~ **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 400 square feet (37 m²).

...

(G) Subsection **105.5.58, Valet trash collection, of the IFC is added to read as follows:**

105.5.58 Valet trash collection. An operational permit is required to provide valet trash and/or recycling services.

(H) Subsection ~~105.6.6~~ **105.6.7, Fire alarm and detection systems and related equipment, of the IFC is amended to read as follows:**

~~105.6.6~~ **105.6.7** Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems (Section 908). Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

(I) A new Subsection ~~105.6.25~~ **105.6.26, Explosion control, of the IFC is added to read as follows:**

~~105.6.25~~ **105.6.26** Explosion control. A construction permit is required to install or modify explosion control provided as required in Section 911.

(J) Subsection ~~105.6.15~~ **105.6.16 LP-Gas is amended to read as follows:**

~~105.6.15~~ **105.6.16** LP-Gas. A construction permit is required for the installation or modification to an LP-gas system incorporating an individual container that exceeds a 125-gallon (474 L) water capacity. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

- (K) Subsection ~~105.6.20~~ **105.6.21** Solar photovoltaic power systems is amended by the addition of the following exception:

Exception: Photovoltaic power systems installed on detached, non-habitable Group U structures including, but not limited to, parking shade structures, carports, solar trellises, and similar structures shall not require the issuance of a construction permit by the District.

- (L) Subsection ~~105.6.24~~ **105.6.25** Temporary membrane structures and tents, is amended to read as follows:

~~105.6.24~~ **105.6.25** Temporary membrane structures and tents. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 400 square feet (37 m²).

. . .

- (M) Subsections ~~107.2~~ **108.2**, ~~107.4~~ **108.4**, and ~~107.6~~ **108.6** are amended by substituting the words "applicable governing authority" with "North Metro Fire Rescue District".

- (N) Subsection ~~108.2.1~~ **109.2.1**, Inspection requests, of the IFC is amended by adding the following sentence:

Whenever any installation subject to inspection prior to use is required, the fire code official is authorized to require that every such request for inspection be filed not less than two business days before such inspection is desired.

- (O) Section ~~411~~**112**, of the IFC, is deleted in its entirety and replaced with language to read as follows:

SECTION ~~411~~**112**

APPEALS

~~411.1~~ **112.1** Appeals procedure - general. Any person, firm, or corporation aggrieved by any application, interpretation, or order made by fire district personnel pursuant to any provision of this code or the standards adopted herein may appeal such decision, interpretation, or order to the fire chief. The fire chief shall establish reasonable rules for such appeal and shall make a record of all proceedings. The decision of the fire chief shall be considered a final administrative decision.

~~411.2~~ **112.2** Appeals procedure - administrative decisions. The authority to hear appeals of decisions of the fire chief, including the authority to determine the suitability of alternate materials and types of construction and to provide reasonable interpretations of the provisions of this code, shall be vested in the board of adjustment. The board of adjustment shall adopt reasonable rules and regulations for conducting its investigation and shall render decisions and findings in writing to the fire chief and the Chief Building Official, with a duplicate copy to the appellant.

- (P) Subsection ~~412.4~~ **113.4**, Violation penalties, of the IFC is amended to read as follows:

~~412.4~~ **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, of a permit or certificate used under provisions of this code, shall be punishable as prescribed in chapter 1-12, B.M.C. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(Q) Subsection ~~413.4~~ 114.4, Failure to comply, of the IFC is amended to read as follows:

~~413.4~~ 114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for such penalties as prescribed in chapter 1-12, B.M.C.

...

(Y) Subsection ~~308.1.4~~ 4104.2 of the IFC is repealed in its entirety and reenacted to read as follows:

~~308.1.4~~ 4104.2 Open-flame cooking devices. No gas-fired grills, charcoal grills, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure.

...

(Z) Subsection 304.1.1, of the IFC is amended to read as follows:

304.1.1 Valet trash. Valet trash collection shall only be permitted in R-2 occupancies equipped with an automatic fire sprinkler system installed in accordance with IFC Section 903.3.1.1 or 903.3.1.2. Valet trash shall comply with the requirements of Appendix O as adopted.

~~(Z)~~(AA) Subsection 311.5, Placards, of the IFC is deleted in its entirety.

~~(AA)~~ (BB) Subsection 504.3, Stairway access to roof, of the IFC is amended to read as follows:

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. When an exit enclosure is required by Section 1023, the stairway to the roof shall be located within an exit enclosure. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where ~~roofs are used for roof gardens or for other purposes~~ the roof is a vegetative roof, includes a landscaped roof area, or is used for other purposes, stairways shall be provided as required for such occupancy classification.

~~(BB)~~ (CC) Section 509.1, Identification, of the IFC is amended by adding the following sentence: "Letters, numbers, and directional arrows shall be white text on a red background."

~~(CC)~~ (DD) A new Section 509.1.2, Fire protection equipment identification, of the IFC is added to read as follows:

509.1.2 Fire protection equipment identification. Access to the fire sprinkler valve riser room and/or fire alarm control panel (FACP) shall be identified on the outside of the building with a minimum of 4" high letters or numbers with a 1/2" width stroke. Interior doors that access fire sprinkler valve rooms and/or FACPs shall utilize a minimum of 2" high letters with a 1/4" stroke width.

~~(DD)~~ (EE) A new Section 511, Fire protection in recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots, of the IFC is added to read as follows:

511 Fire protection in recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots. Recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots shall provide and maintain fire hydrants and access roads in accordance with Sections 503 and 507.

EXCEPTION: Recreational vehicle parks located in remote areas shall be provided with protection and access roadways as required by the fire code official.

~~(EE)~~ A new Section 605.10, Carbon monoxide alarm and detector maintenance, inspection, and testing, of the IFC is added to read as follows:

~~605.10 Carbon monoxide alarm and detector maintenance, inspection, and testing. The building owner shall be responsible to maintain all carbon monoxide alarms and detectors in an operable condition at all times. Maintenance, inspection, and testing shall be performed in accordance with the manufacturer's instructions or nationally recognized standards. A written record shall be maintained and shall be made available to the fire code official upon request.~~

. . .

(HH) Subsection ~~903.2.8.4~~ **903.2.8.3**, Care Facilities, of the IFC is amended to read as follows:

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with eight or fewer individuals in a single-family dwelling.

(II) A new subsection to 903.2.8, Group R, of the IFC is added to read as follows:

~~903.2.8.5~~ **903.2.8.4** Group R-2. An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout all Group R-2 occupancies that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

. . .

(OO) Subsection 912.1, Installation, of the IFC is amended to read as follows:

912.1 Installation. Fire department connections shall be installed in accordance with this section and the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. Unless the incorporation of the large diameter Storz-style connections is specifically approved by the Fire District, the number of 2.5-inch inlets provided shall not be less than one for each 250 gallons per minute of system demand or major fraction thereof, to a maximum of six 2.5-inch inlets. Each 2.5-inch inlet shall be equipped with a clapper valve to allow each hose to be connected and charged before the addition of more hoses. **For fire department connections employing Storz-style connections, additional Storz connections shall only be required for manual systems with calculated hydraulic demands exceeding 750 gpm. In such situations, one Storz connection shall be provided for each 750 gpm of system demand, or major fraction thereof over 750 gpm.**

. . .

(TT) Subsection 3105.2, Approval, is amended to read as follows:

3105.2 Approval. Temporary special event structures **required to have a permit, as set forth in Sections 105.5 and 105.6**, in excess of 700 square feet (65 m²) shall not be erected, operated or maintained for any purpose without first obtaining approval and a permit from the fire code official.

(UU) Subsection ~~3107.8~~ **3108.8**, Clearance, of the IFC is deleted in its entirety.

...

(YY) Subsection 5706.2.4.4, Locations where aboveground tanks are prohibited, of the IFC is ~~amended to read as follows~~ **deleted in its entirety.**

~~5706.2.4.4 Locations where aboveground tanks are allowed. Storage of Class I and II liquids in aboveground tanks outside of buildings is allowed when such storage complies with Sections 5704.2.9.6.1 through 5704.2.9.6.3~~

...

(AAA) The NFPA standards in Chapter 80, Referenced Standards, of the IFC are retained except as modified in the following table:

[The existing NFPA Standards table found in the Broomfield Municipal Code is deleted in its entirety and replaced with the following table:]

NFPA Standards

<i>Standard reference number:</i>	<i>Change to:</i>
11-21	11-24
12-22	12-25
12A-22	12A-25
13-22	13-25
13D-22	13D-25
13R-22	13R-25
14-22	14-24
17-21	17-24
17A-21	17A-24
20-22	20-25
24-22	24-25
31-20	31-24
33-21	33-24
34-21	34-24
35-21	35-26
40-22	40-25
52-22	52-26
58-23	58-24
59A-22	59A-23
69-23	69-24
72-22	72-25
76-20	76-24
80-22	80-25
92-21	92-24
105-22	105-25
110-22	110-25
111-22	111-25
170-21	170-24

204-21	204-24
260-23	260-24
286-23	286-24
303-21	303-26
318-22	318-25
326-20	326-25
400-22	400-25
410-20	410-25
505-23	505-24
655-19	655-17
770-21	770-26
780-23	780-26
853-20	853-25
855-20	855-23
1122-28	1122-26
1123-22	1123-26
1124-06	1124-26
1125-22	1125-26
2001-22	2001-25
2010-20	2010-25

Section 9

Chapter 15-22 - International Fuel Gas Code of the Broomfield Municipal Code is amended as follows:

15-22-010 - Amendments to the International Fuel Gas Code.

The following amendments are hereby made to the ~~2024~~ **2024** International Fuel Gas Code

[Other than the change in date, no other changes are being made to Section 15-22-010]

Section 10

Chapter 15-24 - International Plumbing Code of the Broomfield Municipal Code is amended as follows:

15-24-010 - Amendments to the International Plumbing Code.

The following amendments are hereby made to the ~~2024~~ **2024** International Plumbing Code:

(A) Section 306.2.1 is hereby deleted.

Section 11

Chapter 15-33 - Colorado Model Electric Ready and Solar Ready Code is hereby deleted in its entirety having been replaced by the Colorado Low Energy and Carbon Code, which has been adopted as set forth in Chapter 15-03.

This ordinance is effective April 15, 2026 after publication following final passage.

Introduced and approved after first reading on January 27, 2026 and ordered published in full.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

*Bold type indicates new material to be added to the Broomfield Municipal Code.
Dashes through words indicate deletions from the Broomfield Municipal Code.*

Published by title in the Broomfield Enterprise on Sunday, FEBRUARY 1, 2026
Published in full on the Broomfield Website FRIDAY, JANUARY 30, 2026