



BLUE RIVER BOARD OF TRUSTEES MEETING

Tuesday, February 17, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom. Please note, however, that public comments will not be taken virtually, but will only be accepted in-person during public comment periods.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order – Roll Call

Work Session

Planning Commission – Discussion (Section 16B-5-70 LUC)

Board of Trustees Compensation

Approval of Agenda/Consent Agenda

1. Approval of Minutes
 - a. Regular Meeting of January 20, 2026
2. Approval of Financial Report
 - a. Period Ending January 31, 2026

Communications to the Board of Trustees

Citizens are welcome to provide in-person comments on non-Agenda items. Comments are limited to 5-minutes per speaker. Written communications for any non-Agenda items will be distributed separately to the Board of Trustees.

New Business

1. Resolution No. 2026-05 – A Resolution Canceling the Regular Municipal Election and Determining the Terms of the Board of Trustees of the Town of Blue River
2. Ordinance No. 2026-01

- a. Public Hearing
 - b. Approval of Ordinance No. 2026-01 – an Ordinance of the Board of Trustees of Blue River, Colorado, Adopting by Reference the 2024 Editions of the Following Codes for the Purpose of Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of All Buildings or Structures and Building Service Equipment: the International Building Code, International Property Maintenance Code, International Existing Building Code, International Energy Conservation Code, International Swimming Pool and Spa Code, International Wildland-Urban Interface Code, International Fire Code, the 2023 National National Electrical Code, Colorado Fuel Gas Code, Colorado Model Electric and Solar Ready Code; and the Regulations of the Summit County Public Health Department, the Upper Blue Sanitation District, Repealing all Conflicting Ordinances, Setting Penalties for Violations, and Providing an Effective Date of March 31, 2026
3. Ordinance No. 2026-02
 - a. Public Hearing
 - b. Approval of Ordinance No. 2026-02 – an Ordinance of the Board of Trustees of Blue River, Colorado, Setting the Compensation for the Mayor and Members of the Board of Trustees

Old Business

1. None

Reports

1. Mayor & Trustee Reports
2. Town Attorney Reports
3. Staff Reports
 - a. Town Manager
 - b. Chief of Police

Other Matters to be Brought Before the Board of Trustees

Executive Session

Pursuant to Section 24-6-402(4)(b) of Colorado Revised Statutes, an Executive Session will be called to receive legal advice from the Town Attorney on specific questions regarding a property owner's complaint about the Town's prior zoning and potential subdivision of the owner's parcels. No action is anticipated following this Executive Session.

Adjourn



**BLUE RIVER BOARD OF TRUSTEES
REGULAR MEETING**

Tuesday, January 20, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order – Roll Call

In the absence of a presiding officer, Secretary to the Board of Trustees, Interim Town Manager Steve Rabe, called the meeting to order at 5:12 PM.

PRESENT: Trustee Noah Hopkins
Trustee Ted Slaughter
Trustee Barrie Stimson
Trustee Ben Stuckey (via Zoom - left after the availability of a Quorum was determined)
Trustee Jonathon Heckman

Absent: Mayor Nick Decicco, Mayor Pro-Tem Willey
Also present: Interim Town Manager Steve Rabe, Deputy Town Clerk John DeBee, Town Attorney Bob Widner and Police Chief Close (arrived at around 6:20 PM)

Mr. Rabe announced that the first order of business was the election of a presiding officer. Trustee Slaughter moved and Trustee Stimson seconded to nominate Trustee Hopkins as the presiding officer for the remainder of the meeting. All ayes. Trustee Hopkins assumed the role of presiding officer.

Work Session

The Work Session was to discuss:

- Request for Clarification of Section 16B-5-70 of the Land Use Code. Commissioner Kristofer Carlsted, representing the Planning & Zoning Commission briefly discussed the issues that the Commission was experiencing in greater frequency while doing architectural reviews regarding their review of roof designs and roof slopes. After discussion, it was determined that, since the Commission does not have flexibility to deviate from the provisions of the Code, the Commission was asked to draft proposed changes and amendments and present them to the Board of consideration.

Approval of Agenda/Consent Agenda

Interim Town Manager Steve Rabe requested that the Executive Session be removed from the Agenda and that a new item #5 be added regarding the approval of a letter of engagement for the 2025 Audit.

Trustee Heckman moved and Trustee Stimson seconded to approve the Consent Agenda, as amended. All ayes.

1. Approval of Minutes
 - a. Regular Meeting of December 16, 2025
 - b. Special Meeting of January 13, 2026
2. Approval of Financial Report
 - a. Period Ending December 31, 2025

Communications to the Board of Trustees

Public comments were made by the following: Dan Cleary, Paul Semmer and Gordon Manin

New Business

1. Resolution No. 2026-01 – Designating the Town’s Website as the Official Posting Local for Public Notices of Meeting for 2026
Trustee Slaughter moved and Trustee Stimson seconded to approve Resolution No. 2026-01 as presented. All ayes.
2. Resolution No. 2026-02 – Accepting the Transfer to the Town of Blue River from the Theobald Family Limited Partnership of Lot 21, Blue Rock Springs Subdivision
Town Attorney Bob Widner provided a brief report and some background on the proposed transfer, which is being done without cost to the Town. Trustee Stimson moved and Trustee Heckman seconded to approve Resolution No. 2026-02 as presented. All ayes.
3. Resolution No. 2026-03 – Appointing a Town Manager and Approving Employment Agreement for the Town of Blue River
Trustee Hopkins made a brief statement regarding the Board’s efforts to retain a new Town Manager and announced that the Board had selected Mr. Chad Hull for the position from the two (2) Finalists that were interviewed. Trustee Heckman moved and Trustee Stimson seconded to approve Resolution No. 2026-03 as presented. All ayes.
4. Resolution No. 2026-04 – Approving New Salary Ranges for the Town of Blue River
Interim Town Manager Steve Rabe reported that, since the Board had awarded a cost-of-living increase to each employee, the salary ranges for all positions have, both minimum and maximum, been adjusted accordingly. Trustee Slaughter moved and Trustee Heckman seconded to approve Resolution No. 2026-04 as presented. All ayes.

5. Approve Letter of Engagement for 2025 Audit
Interim Town Manager Steve Rabe explained that the Letter of Engagement had been provided after the packets had been put together but that it was important to get the audit process started. Trustee Stimson moved and Trustee Slaughter seconded to approve the Letter of Engagement with McHan & Associates, LLC for the 2025 Audit. All ayes.

Old Business

1. None

Reports

1. Mayor & Trustee Reports – Trustee Slaughter reported prescribed burning will be occurring again, but that the remaining slash piles could be burned up in the next few days.
2. Town Attorney Reports –Attorney Widner presented parting comments regarding Interim Town Manager Steve Rabe’s departure from the Town of Blue River.
3. Staff Reports
 - a. Town Manager – Interim Town Manager Steve Rabe reported that the temporary access agreement for the Tarn was set to expire at the end of January so the Town Attorney contact the Theobald’s with regard to a possible extension, which has been granted until May 31st. The Town needs to authorize the Mayor to sign the extension. Trustee Slaughter moved and Trustee Heckman seconded to authorize the Mayor to sign the extension on behalf of the Town.
 - b. Chief of Police – Trustee Hopkins read a Letter of Appreciation to Chief Close and members of the Police Department.

Other Matters to be Brought Before the Board of Trustees

Trustee Slaughter moved and Trustee Heckman moved to request that staff be directed to bring forth information and a sample Ordinance regarding compensation paid to the Board of Trustees as a discussion item at the February 17th worksession. All ayes.

Adjourn

Trustee Stimson moved and Trustee Slaughter seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 6:22 PM.

Submitted by:

Steven G. Rabe
Interim Town Manager

Although the construction standards for a given foundation are governed by the Town-adopted building and safety codes, exposed portions of a foundation visible from the exterior of the building or structure can diminish or enhance the character of a building or structure depending on the treatment of the exposed foundation.

- (b) **Design Requirements.** The portion of a foundation visible from the exterior of a building or structure shall be physically treated to integrate the foundation's appearance with the building or structure and with the surrounding environment. Stone, stone veneer, rock, and metal are acceptable treatment materials provided that the materials match or are consistent with similar materials used in the construction of the predominant portions of the building or structure. Exposed and unpainted or untreated concrete or cinderblock foundation walls are prohibited unless such exposed walls are both approved by the Town (See Chapter 16C and Type C Application) and painted or treated to match the predominant Town-approved color of the principal building or structure. For foundations with nominal visual exposure (i.e., no greater than 18 inches in height at any point above finished grade), the use of landscaping materials which will significantly reduce or mask the visibility of the concrete or cinderblock foundation are acceptable if such treatment is included within a landscape plan approved by the Town.

Sec. 16B-5-70. Roofs.

- (a) **Generally.** The design of roofs and roof slope on all buildings or structures can enhance the compatibility of the building or structure with the surrounding environment. For this reason, the design of roofs for all buildings and structures shall comply with this Section.
- (b) **Roof Form Requirements.**
- (1) **Prohibited.** The use of a flat, shed, butterfly, or mansard roof forms¹⁸ as the predominant or primary roof for a building or structure is prohibited. The use of a roof with a pitch of 2:12 or lesser slope shall be limited to roof sections that serve as secondary elements of architectural interest, such as integrating small segments of flat or shed roof over entryways or where necessary to accommodate a second-floor deck. Where secondary flat or shed roof segments are proposed, the Town may require engineering certification of the roof's capacity to accommodate anticipated snow loads and/or the integration of mechanisms or methods to ensure the mitigation of snow and ice from roof sections.
 - (2) **Acceptable.** Gable, hip, hip and valley, and shed roof forms with roof pitches between 4:12 and 12:12 are acceptable.
 - (3) **Subject to Discretionary Review.** The use of other forms of roof (i.e., saltbox, gambrel, or combination of different roof forms) shall be subject to Town review and discretionary approval based on factors such as: (i) consistency with other roof forms found within the immediate neighborhood on existing buildings or structures; (ii) the roof's integration into the immediate surrounding environment in a manner

¹⁸ See <https://www.britannica.com/technology/roof> for illustrations of basic roof forms.

that reduces the appearance of the building or structure, (iii) the integration of architectural elements such as dormers, cutouts, and roof variations to lessen the appearance of the roof and the mass of the building or structure; and (iv) the degree to which the proposed roof form will allow the building or structure to significantly reduce the need to build to the maximum allowed building height for the lot.

(c) Design Requirements.

- (1) Roof design shall accommodate snow loading reasonably anticipated for Blue River.
- (2) Roof overhangs shall be used to add visual interest, enable the safe shedding of snow and ice, and protect the building or structure from weather.
- (3) The use of metal facia is prohibited.
- (4) Roofing material shall be metal (allowable muted, non-reflective earth tones or dark natural colors) or asphalt shingles (earth tones or dark natural colors). All other roofing material shall be subject to Town review and approval based on the ability of the proposed material to be equal or better than metal or asphalt shingles in the protection of the building or structure and in the aesthetic appearance and impact on the natural environment.

(d) Design Guidelines.

- (1) Roof design should avoid long uninterrupted expanses of roof surface without the addition of architectural treatment to add visual interest.
- (2) Roof design should follow existing contours of the surrounding topography to enable the roof to integrate into the natural environment and reduce visual impact on the community.
- (3) The use of flashing, gutters, and downspouts are to be minimized and used only where needed to protect walkways, sidewalks, entrances, and other areas with anticipated pedestrian use. Where proposed for use, they are to be constructed of durable metals and in colors that blend with the roof and exterior walls.

Sec. 16B-5-80. Garages.

- (a) Garages as Subordinate Feature. Garages shall not dominate the structure and shall be subordinate to the residence. Garage walls shall be set back behind the front primary walls of the home. Where possible, garages shall be side loaded.
- (b) Materials and Color. Garage doors shall be wooden or of a material and color to match adjacent surfaces. Simple designs are encouraged. Clad materials such as anodized

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AMENDING SECTIONS OF ARTICLE 4 OF CHAPTER 16B AND AMENDING THE DEFINITION OF “SETBACK” IN ARTICLE 3 OF CHAPTER 16, IN THE BLUE RIVER MUNICIPAL CODE (CHAPTERS OF THE BLUE RIVER LAND USE CODE) ALL PERTAINING TO THE MEASUREMENT OF SETBACKS

WHEREAS, the Town of Blue River was incorporated in 1964 as a statutory municipality organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS:

- A. Colorado state law authorizes municipalities to regulate land use and development including but not limited to ensuring adequate setbacks to best protect the health, safety and welfare of the public.
- B. In 2023, the Board of Trustees for the Town of Blue River (“Board”) adopted in 2023 the Blue River Land Use Code (“LUC”) which is a part of the Blue River Municipal Code, to govern and regulate the use of land within the Town; and
- C. The LUC regulates the location of buildings and structures within a lot by the use, in part, of “setbacks” which are commonly understood to be a set distance from a property line or from a point, line, easement, land feature (such as water body, floodplain, or steep slope), or other recognized element found within or adjacent to a lot; and
- D. The Board of Trustees finds that the construction of buildings and structures in close proximity to public roads, and also in areas of floodways and floodplains, presents a potential harm to both the occupants of the building or structure and the public; and
- E. The Board of Trustees finds that it is commonly accepted planning and land development practices to require a setback of buildings and structures from roads to protect the health safety and welfare of the public; and
- F. The determination of the appropriate setbacks and appropriate means of measuring a setback is a legislative determination of a municipality.

BE IT ORDAINED by the Board of Trustees of the Town of Blue River, Colorado, as follows:

Section 1. Amendment of Section 16B-4-30(b)(3). Subsection (b)(3) of Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Easements* is amended to read as follows:

- (3) Recorded Road Easements and Access Easements (Public or Private).

Easements for roads or access (both public and private) are recorded with the Summit County Clerk and Recorder's Office to reserve property for vehicular traffic and to provide for permanent access to property. Depending on the nature of the road or access easement, development within the easement may be restricted or prohibited.

Section 2. Amendment of Section 16B-4-30(b) by Renumbering Subsections (4), (5), (6), and (7). Subsection (b)(4) through Subsection (7) of Section 16B-4-30(b) of the Municipal Code of the Town of Blue River titled *Easements* is amended by renumbering as follows:

Current Subsection Number	New Subsection Number
(b)(4)	(b)(5)
(b)(5)	(b)(6)
(b)(6)	(b)(7)
(b)(7)	(b)(8)

Section 3. Amendment of Section 16B-4-30(b) by Addition of New Subsections (4). Subsection (b) of Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Easements* is amended by the addition of new subsection (4) to read as follows:

- (4) Town Road Easement.

The Town established and claims a prescriptive easement (the "Town Road Easement") for all constructed and existing roads that the Town has historically and for more than 20 years, openly, adversely, notoriously, and exclusively managed, maintained, repaired, plowed, and controlled for the purpose of providing a road system accessible to the general public. The Town maintains a publicly available map illustrating the names and general locations of the Town Road Easements. Additionally, these Town Road Easements can be viewed as to their locations at <https://earth.google.com>. The Town will physically mark the boundaries of a prescriptive Town Road Easement at the reasonable request of a property owner for that portion of the easement adjacent to the owner's property. The Town's claimed Road Easement does not include lawfully recognized and recorded private roads that the Town has historically maintained in accordance with a written maintenance or management agreement with a homeowner's association, neighborhood or civic association, or property owner.

Section 4. Amendment of Section 16B-4-30. Section 16B-4-30 of the Municipal Code of the Town of Blue River titled *Setbacks* is amended to read as follows:

Sec. 16B-4-20. Setbacks.

Setbacks (front, rear, and sides) are established by the Zone District that is assigned to a lot. See Chapter 16A - Zoning. Setbacks are a specified distance measured from either: (a) the front, rear, and sides of the property line that defines the boundaries of the lot; or (b) the boundary of a Town Road Easement, or any recorded public or private right-of-way or road easement held or maintained by the Town of Blue River, as required by Section 16B-4-50 (*Buildable Area*). Setbacks effectively define the initial location within the lot in which the principal permitted building or structure may be lawfully constructed, erected, or maintained except as expressly permitted by the Land Use Code. Such initial location is subject to limitations imposed by easements and other encumbrances.

Section 4. Renumbering of Second Section 16B-4-40 AS 16B-4-50. The adopted Land Use Code inadvertently included two sections numbered 16B-4-40. The second of these sections (titled *Buildable Area*) was intended to be numbered as Section 16B-4-50 and is therefore renumbered as Section 16B-4-50.

Section 5. Amendment of Section 16B-4-50(a)(1). Section 16B-4-50(a)(1) of the Municipal Code of the Town of Blue River titled *Buildable Area* is amended to read as follows:

- (a) **Determining Building, Structure, and Accessory Improvement Location.**
When seeking Town approval of the location within a lot of any building, structure, accessory improvement, or other improvement regulated by the Land Use Code, the owner or applicant shall demonstrate a consideration of the following when deciding the appropriate location of the building, structure, accessory improvement, or other improvement:

1. The *lot's* setbacks imposed by the applicable zone district. (see Chapter 16A – Zoning).

Although front, side, and rear setbacks established by a zone district are typically measured from the lot lines of the property, when a Town Road Easement encroaches into a lot, the setback shall be measured from the edge of the Town Road Easement.

Section 6. Amendment of Section 16-3-20. Section 16-3-20 of the Municipal Code of the Town of Blue River titled *Definitions* is amended for the definition of “Setback” to read as follows:

Setback means the distance required by the lot's zone district (see Chapter 16A) between the drip edge of a building or proposed building and the *closer* of the lot line or the edge of any Town Road Easement or any recorded public or private right-of-way or road easement held or maintained by the Town of Blue River unless a different distance is established by a Town-approved site plan, subdivision plat, annexation or development agreement, or other document approved by the Town.

Interpretive Note for Setback: The phrase "within a setback," "within the setback" or "within the setbacks" shall be interpreted to refer to the area defined as a setback and shall not mean within the area enclosed by or that results from the application of two or more setbacks. The area enclosed by or results from the application of setbacks to a lot, which area is outside of the setbacks, is known as the *Buildable Area* (see definition above).

Section 7. Amendment of Section 16-3-20. Section 16-3-20 of the Municipal Code of the Town of Blue River titled *Definitions* is amended for the definition of "*Town Road Easement*" to be located in appropriate alphabetic order and to read as follows:

Town Road Easement means the prescriptive easement established and claimed by the Town of Blue River due to historical use for more than 20 years in an open, adverse, notorious, and exclusive manner though the management, maintenance, repair, plowing, and control for the purpose of providing a road system accessible to the general public and to protect the health and safety of the public.

Section 8. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 9. Repeal. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 10. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 11. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 18th day of February, 2025



Mayor

ATTEST:



Town Clerk

Published in the Summit County Journal February 28, 2025

TOWN OF BLUE RIVER, COLORADO

STAFF REPORT

TO: Mayor & Members of the Board of Trustees
FROM: Bob Widner, Town Attorney
DATE: February 12, 2026
For BOT meeting: February 17, 2026
SUBJECT: Mayor and Trustee Compensation: Section 2-2-80

The Board of Trustees on January 20, 2026, requested that the Board receive information and a sample ordinance to implement Trustee Slaughter's suggestion that compensation for the Mayor and Board of Trustees be increased. This Staff Report provides information, and the attached draft ordinance would amend Section 2-2-80 of the Municipal Code consistent with this Report.

- The Town has not increased the Mayor or Trustee compensation since 2006 or 20 years ago. Since then, the monthly compensation has been \$300 for the Mayor and \$150 for each Trustee.
- Other communities around Blue River and other areas pay more than Blue River. Examples include:

Frisco – Mayor \$ 12,250/mo; Council \$750 /mo
Silverthorne – Mayor \$ 1,000/mo Council \$500/mo
Keystone – Mayor \$ 1,000/mo Council \$ 500 (they are increasing this in February 2026)
Dillon – Mayor \$ 1,400/mo Council \$750/mo
Granby – Mayor \$ 800/mo Trustee \$500/mo
Crested Butte – Mayor \$ 1,350/mo Council \$850/mo

There are other examples, and many are higher than Blue River and some are lower.

- State law authorizes statutory municipal governments to set compensation without stating a minimum or a maximum.
- Compensation adjustments should be made by ordinance, which may be subject to public referendum.
- State law prohibits a governing body from making a compensation increase for a mayor or trustee that would apply *during the mayor or trustee's term of office*. Changes must be effective upon an election and starting a new term of office.
- One concern that some municipalities address is whether to make the increase effective at an election only for those elected, and for the members who are not up for election, they will make the old lower compensation until the next election when they start a new term. For the reason of equity, some municipalities delay the effective date of the new compensation so that it would apply *two elections out* so that everyone will get the new compensation *at the same time*. There is no steadfast rule.

Call me with any questions. The attached draft ordinance is for your review, and you can call me before the February 17 BOT meeting or raise questions at the meeting.

RESOLUTION No. 2026-05

**A RESOLUTION CANCELING THE REGULAR MUNICIPAL ELECTION
AND DETERMINING THE TERMS OF THE BOARD OF TRUSTEES OF
THE TOWN OF BLUE RIVER**

WHEREAS, at the regular municipal election to be held on the 7th day of April, 2026, the only matter before the voters is the election of three (3) persons to the office of Trustee; and

WHEREAS, as of the present date, there are not more candidates than offices to be filled at such election; and

WHEREAS, the only present candidates for the office of Trustee of the Town of Blue River are Heather Demovic, Ted Slaughter and Ben Stuckey;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, THAT:

1. The regular municipal election to be held on the 7th day of April, 2026, is hereby canceled.
2. The Board of Trustees finds and determines that Heather Demovic, Ted Slaughter and Ben Stuckey are elected to the office of Trustee of the Town of Blue River for four-year terms commencing the 21st day of April, 2026
3. This Resolution shall become effective only if, at the close of business on the nineteenth day before the election, no affidavits of intent as required by Section 2-1-20, Town of Blue River Municipal Code, have been filed.
4. All actions taken by the officers of the Town directed toward the cancellation of the election are ratified and confirmed.

ADOPTED at a regular meeting of the Board of Trustees the 17th day of February, 2026.

Mayor

ATTEST:

Deputy Town Clerk

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, ADOPTING BY REFERENCE THE 2024 EDITIONS OF THE FOLLOWING CODES FOR THE PURPOSE OF REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES AND BUILDING

SERVICE EQUIPMENT:

THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INTERNATIONAL FIRE CODE, THE 2023 NATIONAL ELECTRICAL CODE, COLORADO FUEL GAS CODE, COLORADO PLUMBING CODE, COLORADO WILDFIRE RESILIENCY CODE, COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE; AND THE REGULATIONS OF THE SUMMIT COUNTY PUBLIC HEALTH DEPARTMENT, THE UPPER BLUE SANITATION DISTRICT,

REPEALING ALL CONFLICTING ORDINANCES, SETTING PENALTIES FOR VIOLATIONS, AND PROVIDING AN EFFECTIVE DATE OF MARCH 31, 2026

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the Town’s Board of Trustees (“Board”) is authorized to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, Colorado Revised Statutes §§ 31-16-201 through 31-16-208 authorizes municipalities to adopt, and to amend, certain codes and standards by reference; and

WHEREAS, in furtherance the public health, safety, and welfare of the inhabitants of the Town, the Board of Trustees of the Town adopted building and safety codes found at Chapter 18 of the Blue River Municipal Code; and

WHEREAS, the Board of Trustees previously approved Ordinance No. 2023-05, adopting with certain amendments the International Building Code, 2018 Edition which is codified as Blue River Municipal Code Chapter 18 – Building Regulations, and the Board of Trustees now desires to repeal and reenact the entire Article II with the adoption of this Ordinance.

WHEREAS, the Town of Blue River Building Official recommends the adoption of the 2024 International Building Codes with certain amendments; and

WHEREAS, the Board of Trustees finds that the proposed 2024 International Building Codes are reasonable and appropriate, the adoption of which will promote public health, safety, and welfare; and

WHEREAS, copies of the 2024 International Building Code, International Residential Code, International Mechanical Code, International Fire Code, International Energy Conservation Code, International Property Maintenance Code, International Existing Building Code, National Electrical Code, Colorado Plumbing Code, Colorado Wildfire Resiliency Code, Colorado Fuel-Gas Code and the Colorado Model Electric Ready and Solar Ready Code are available for public inspection and review at the Town Hall on request and readily and publicly available at ICCSAFE.ORG, NFPA.ORG and COLORADO.GOV; and

WHEREAS, the Town desires to repeal Articles II and III of Chapter 18 to bring the Town's building and safety codes into compliance with current and legal requirements and the commonly accepted best practices in building and safety codes; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. Effective Date. This Ordinance shall be effective at 12:00 a.m. on March 31, 2026, unless otherwise stated in this Ordinance.

Section 2. Existing Permits. All existing, unexpired, and active permits that were issued prior to the effective date of this Ordinance shall be completed under the version of the building codes in place at time of permit issuance.

Section 3. Repeal and Reenactment of Article II of Chapter 18 of the Blue River Municipal Code. Article II of Chapter 18 of the Blue River Municipal Code, titled *Building Codes*, is repealed in its entirety and reenacted as follows:

ARTICLE II Building Codes

Sec. 18-2-10. Generally.

- (a) All existing, unexpired, and active permits that were issued prior to the effective date of Ordinance No. 2026-01 (March 31, 2026) shall be completed under the version of the code in place at time of permit issuance.

- (b) No building or work on any building shall be commenced within the Town without first obtaining a building permit as required by this Article and the codes adopted in this Article and paying the applicable building permit fees. It shall be unlawful for any person to commence work on any building without first obtaining all required permits and paying the applicable building permit fees.
- (c) For any work requiring a contractor license pursuant to Section 18-1-70 of the Blue River Municipal Code, permits under this Article shall only be issued to the contractor or registrant or their authorized representative. It shall be unlawful for any person to fraudulently use a license or registration issued to a contractor or registrant or to obtain a permit for another person
- (d) The Board of Trustees may retain an independent contractor to serve as the Building Department for the Town of Blue River pursuant to a written contract approved by the Board of Trustees, which contract shall appoint a person to serve as the Town's Building Official, and set forth the general duties, responsibilities and requirements of the Building Official. During any term of a contract for an independent contractor to serve as the Building Department, no member of the Building Department shall be an elected or appointed official or officer, or an employee of the Town. Members of the independent contractor shall not be considered employees of the Town. Nothing in this subsection (c) shall prevent or preclude the Town Manager or any employee of the Town from serving as the Town's representative in the administration of this Article II.
- (e) General Penalty. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Article. A person or entity who violates this Code may be fined in an amount not to exceed two thousand six hundred and fifty dollars (\$2,650.00) or the maximum fine or penalty amount authorized by state law if such authorized amount is greater. A separate offense shall be deemed committed on each day or portion thereof that the violation of any of the provisions of this Article occurs or continues unabated after the time limit set for abatement of the violation.

Sec. 18-2-20. Adoption of Codes.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the codes and standards hereinafter described are hereby adopted by reference, subject to the amendments set forth in this Chapter 18. The subject matter of the codes and standards adopted includes the regulation of the new construction, alteration and repair of all new and existing structures, along with all plumbing, mechanical, electrical and installations associated or connected with such construction, alteration, or repair. In case of any conflict between a code adopted and any other specific provision of the Town of Blue River Municipal Code, the specific provision of the Town of Blue River Municipal Code shall prevail. Copies of the referenced codes and standards are available for public inspection and review by any interested party at ICCSAFE.org, NFPA.org and COLORADO.gov. In

accordance with C.R.S. § 31-16-203, copies of all primary and secondary codes referenced in this Article are on file with the Town Clerk and available for public inspection.

Sec. 18-2-30. Building Code.

The International Building Code, 2024 Edition, First Printing, August 2023, as amended, and Appendix G for flood resistant construction, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Building Code as if fully set out in this Article with the additions deletions insertions and changes as follows:

(1) IBC Section 101.1, titled **Title**, is amended to read in full as follows: These regulations shall be known as the Building Code of the Town of Blue hereinafter referred to as “the code.”

(2) **IBC Section 101.4.3**, titled **Plumbing**, is amended to read in its entirety:

101.4.3 Plumbing.

The provisions of the International Plumbing Code 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. Private sewage disposal systems shall comply with Summit County Public Health Department regulations, which regulations are adopted by reference. Sewer systems shall comply with Upper Blue Sanitation District regulations, which regulations are adopted by reference.

(3) **IBC Section 105.2**, titled **Work Exempt from Permit**, is amended by the deletion in its entirety of number 1 under the heading “Building.”

(4) **IBC Section 105.5**, titled **Expiration**, is amended to read in its entirety:

105.5 Expiration.

Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after the date of its issuance. The Building Official is authorized to grant up to two (2) extensions of time, for a period of not more than 365 days each, upon the Building Official’s determination of good cause for the extension. Any requested extension shall be made in writing together with a statement of the cause which is claimed as justifying the requested extension. Any extensions of time greater than authorized by this section may only be granted at the discretion of the Board of Trustees upon the Board’s finding that such further extension is reasonable, not due to lack of diligence of the owner, and will not be adverse to adjacent property owners or the immediate neighborhood.

(5) **IBC Section 110**, titled **Inspections**, is amended by adding a new subsection 110.3.1.1 to read in full as follows:

110.3.1.1 Survey.

For all new buildings or additions and before foundation inspections and approval, the owner shall cause to be completed a location of the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall provide to the Town an Improvement Location Certificate of the property completed by a Colorado licensed surveyor.

- (6) **IBC Section 110**, titled **Inspections**, is amended by adding a new section 110.7 to read as follows:

110.7 Re-inspections.

A reinspection fee may be assessed by the Building Official for each inspection or reinspection when the work for which an inspection or reinspection is requested is determined by the Building Official to be substantially incomplete.

This section is not to be interpreted as requiring reinspection fees the first-time work is rejected for failure to comply with the requirements of this code. Instead, such fees are warranted when the Building Official finds that: (1) an inspection was requested before the work is reasonably completed and ready for inspection or reinspection; or (2) the work would be deemed by an experienced building professional to demonstrate a significant lack of understanding or disregard of the applicable building code; (3) or the inspection record card is not posted or otherwise available on the work site; or (4) the approved plans are not readily available to the inspector; or (5) due to conditions within the control of the party requesting inspection, the Building Inspector is unable to access the work site on the date for which inspection is requested; or (6) the work deviates from the approved plans which deviation would have required the advance approval of the Building Official. To obtain a reinspection, the applicant shall file an application in writing and pay the reinspection fee in accordance with the fee established by the Building Official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been fully paid.

- (7) **IBC Section 111** is amended by adding the following new section 111.5:

Section 111.5 Certificate of Occupancy Required. No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance, resolution, regulation, or rule of the Town. A certificate of occupancy shall be issued by the Building Official or by a duly appointed official of the Town upon successful completion of all work necessary to ensure reasonable and safe occupancy of the building. Any occupancy of a building for which a certificate of occupancy was not first obtained shall be unlawful and shall be punishable by the penalties provided in this Article and Article 4 of Chapter 1.

- (8) **IBC Section 113.1**, titled **Unlawful acts**, is deleted and replaced to read in its entirety:

R113.1 Unlawful acts.

In order to hear and decide appeals of orders, decisions or determinations made by the Building Official concerning the interpretation and application of this code, there shall be a Board of Appeal created for such appeal when deemed necessary by the Town Manager. The Town Manager is authorized to promulgate rules for the appointment of the Board of Appeal and the procedures for any appeal. In the absence of the Manager's promulgation of procedures for hearing and deciding an appeal, the Board may determine the appropriate procedure. The Town Manager shall determine based on available funding, resources, and deadlines whether the Board of Appeal should consist of two or more members with experience in the administration of building codes or an individual hearing officer preferably with experience in the administration, application, or law governing building codes. The members or the hearing officer shall be appointed by the Town Manager, in consultation with the Town Attorney. Any member or officer may be summarily dismissed at the pleasure of the Town Manager. The Board of Appeal shall render all decisions and findings in writing delivered to the appellant and the Town Manager with a duplicate copy to the Building Official.

- (9) **IBC Section 718**, titled Concealed Spaces is amended by adding a new subsection 718.6 to read in full as follows:

718.6: Fireplace enclosures.

Fireplace enclosures shall be protected from the inside by no less than 5/8" type "X" drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.

- (10) **IBC Section 1507.1.2**, titled **Ice barriers**, amended to read in its entirety:

1507.1.2: Ice Barriers.

An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. Ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.

Exception: Detached accessory structures not containing conditioned space.

- (11) **IBC Section 3303** is amended by adding the following new section 3308.8 to read as follows:

3303.8: Asbestos.

Prior to the commencement of demolition, the owner of the property shall either cause to be submitted to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the

Building Official and any agencies with the State of Colorado determined appropriate by the Town.

- (12) No amendments to the Fire Code shall be in conflict with the International Building Code, all amendments to the Fire Code shall be considered duplicated into the Building Code.

Sec. 18-2-40 Residential Code

The International Residential Code, 2024 Edition, First Printing, January 2024, and including Appendices BE and BO, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, and including all sections amended by the State of Colorado; Department of Regulatory Agencies, as part of the Colorado Plumbing Code and Colorado Fuel Gas Code listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)(e) and 12-155-106(1) and (5), C.R.S., are all hereby adopted by reference as the Town of Blue River Residential Code as if fully set out in this Article with the additions deletions insertions and changes as follows:

- (1) **IRC Section R101.1**, titled **Title**, is amended to state in full:

These provisions shall be known as the Residential Code for One- and Two-family *Dwellings of the Town of Blue River*, and shall be cited as such and will be referred to as “the code.”

- (2) **IRC Section 105.2**, titled **Work Exempt from Permit**, is amended by the deletion of numbers 1 and 2 under the subtitle “Building.”

- (3) **IRC R105.5**, titled **Expiration**, is amended to read in its entirety:

R105.5: Expiration.

Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after the date of its issuance. The Building Official is authorized to grant up to two (2) extensions of time, for a period of not more than 365 days each upon the Building Official’s determination of good cause for the extension. Any requested extension shall be made in writing together with a statement of the cause which is claimed as justifying the requested extension. Any extensions of time greater than authorized by this section may only be granted at the discretion of the Board of Trustees upon the Board’s finding that such further extension is reasonable, not due to lack of diligence of the owner, and will not be adverse to adjacent property owners or the immediate neighborhood.

- (4) **IRC Section R106**, titled **Construction Documents**, is amended by adding a new subsection R106.6 to read as follows:

Section R106.6: Asbestos. Upon permit application and prior to the commencement of demolition, the owner of the property shall either submit to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.

- (5) **IRC Section 108.6, titled Work commencing before permit issuance,** is amended to add the following sentence at the end of the paragraph:

The fee shall be equal to 100% of the original building fee in addition to the required permit fees.

- (6) **IRC Section R109, titled Inspections,** is amended by adding a new subsection R109.1.1.1 to read as follows:

R109.1.1.1: Lot boundaries

For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor.

- (7) **IRC Section 109, titled Inspections,** is amended by adding a new section 109.5 to read as follows:

109.5: Reinspection.

A reinspection fee may be assessed by the Building Official for each inspection or reinspection when the work for which an inspection or reinspection is requested is determined by the Building Official to be substantially incomplete.

This section is not to be interpreted as requiring reinspection fees the first-time work is rejected for failure to comply with the requirements of this code. Instead, such fees are warranted when the Building Official finds that: (1) an inspection was requested before the work is reasonably completed and ready for inspection or reinspection; or (2) the work would be deemed by an experienced building professional to demonstrate a significant lack of understanding or disregard of the applicable building code; (3) or the inspection record card is not posted or otherwise available on the work site; or (4) the approved plans are not readily available to the inspector; or (5) due to conditions within the control of the party requesting inspection, the Building Inspector is unable to access the work site on the date for which inspection is requested; or (6) the work deviates from the approved plans which deviation would have required the advance approval of the Building Official. To obtain a reinspection, the applicant shall file an application in writing and pay the reinspection fee in accordance with the fee established by the Building Official. In instances where

reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been fully paid.

- (8) **Section R110.4**, titled Temporary Certificates, is deleted in its entirety
- (9) **Section R110**, titled **Certificate of Occupancy**, is amended by adding the following new section 110.5:

Section R110.5: Certificate of Occupancy Required

No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance, resolution, regulation, or rule of the Town. A certificate of occupancy shall be issued by the Building Official or by a duly appointed official of the Town upon successful completion of all work necessary to ensure reasonable and safe occupancy of the building. Any occupancy of a building for which a certificate of occupancy was not first obtained shall be unlawful and shall be punishable by the penalties provided in this Article and Article 4 of Chapter 1.

- (10) **Section R112.1**, titled **General**, is amended to read in its entirety:

Section R112.1: General

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

- (11) **Section 202**, titled **Definitions**, is amended by changing or adding the following definitions in the appropriate alphabetical location with all other definitions to remain unchanged:

BASEMENT. A story that is not a story above grade plane or underfloor spaces with a height of more than 7 feet.

PATIO COVER. A structure with no less than 65% of the wall area under 6 feet 8 inches screened or glazed and less than 12 feet in height, used for recreation or outdoor living purposes associated with a dwelling unit.

SLEEPING LOFT. A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located.

SLEEPING ROOM. A room or space that does not have a clear and permanent use other than sleeping, as determined by the Building Official, and meets the following criteria: (1) exceeds 70 square feet; (2) has walls and doors; and (3) contains a closet space.

(12) **IRC Table R301.2** is amended to provide the following:

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

Ground Snow Load (lbs/sqft)	Wind Design				Seismic Design Category	Subject to Damage From		
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite
140 (100 ROOF)	ASCE 7-22*	YES	Yes	NO	B	SEVERE	42 inches	SLIGHT TO MODERATE
Winter Design Temp	Ice Barrier Under-layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp				
-10 F	YES	SEE MAPS	2500	32 F				
Manual J Design Criteria								
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference	
10,036 FT	39.4088 N	-13 F	81 F	.69	72 F	75 F	85 F	
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity		
6	15 MPH	7.5 MPH	51	HIGH (H)	50 %	50%		

*Hurricane prone region provisions are not required

- (13) **IRC Section R309**, titled **Automatic Sprinkler Systems**, is amended to read in its entirety:

R309.1: Townhouse automatic sprinkler systems.

An automatic sprinkler system shall be installed in townhouses and shall comply with NFPA 13D and be approved by the Fire Department.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system and not adding an additional dwelling unit if approved by the fire department.

R309.2: One- and two-family dwellings automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings that exceed **4500** square feet of total aggregate fire area.

Exception: additions and alterations complying with Section 1103.5.6.4 of the amended Fire Code.

R309.2.1: Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D and be approved by the Fire Department.

- (14) **IRC Section 310.3**, titled **Location**, is amended by replacing existing Number 2 in this section with a new Number 2 to read as follows:

2. Outside each separate sleeping area within 15 feet of the doorway of the sleeping rooms

- (15) **IRC Section 311.3**, titled **Location**, is amended to read in its entirety:

R322.3: Location

Carbon monoxide alarms in dwellings units shall be installed outside of each separate sleeping area within 15 feet of the doorway of the sleeping rooms. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom or communicative spaces within such, a carbon monoxide alarm shall be installed within the sleeping rooms.

- (16) **IRC Section R315** titled **Sleeping lofts**, is deleted and replaced to read in its entirety:

R315.1: Sleeping lofts,

Where provided in dwelling units or sleeping units, sleeping lofts shall comply with the requirements for a sleeping room.

- (17) **IRC Section 317.5**, titled **Fire sprinklers**, is amended to read in its entirety:

Where the home is required to be sprinklered, the garage shall comply with NFPA 13D.

- (18) **IRC Section R325.8** titled **Required heating**, is amended by adding a new subsection R325.8.1 to read in full as:

R325.8.1: Single Heating Source.

In homes under 800 sqft of total habitable area, a single heat source shall be permitted.

- (19) **IRC Section R403.1.4.1** titled **Frost protection**, is amended by adding a new subsection as follows:

R403.1.4.1.1: Frozen Soil.

All snow, frost and ice must be removed from the forms, reinforcing steel, embedded materials and similar items before concrete placing is begun. Concrete should never be placed on frozen subgrade as to do so can result in loss of support when the ground thaws. The Building Official shall be provided sufficient evidence that the soil is not frozen at the time of inspection and during the pour.

- (20) **IRC Section R902.1**, titled **Roof assemblies**, is amended to read in its entirety:

R902.1: Roof Assemblies.

Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be class A, and they shall be tested in accordance with ASTM E108 or UL 790. The roof assembly shall be listed and identified as to class by an approved agency.

- (21) **IRC Section R905.1.2**, titled **Ice barriers**, is amended to read in its entirety:

R905.1.2: Ice Barriers.

An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.

- (22) **IRC Section R908.4.1**, titled **Roof recovering over wood shingles or shakes**, is amended to read in its entirety:

R908.4.1: Roof recovering over wood shingles or shakes.

The application of a new roof covering over wood shingles or shakes shall be prohibited.

- (23) **IRC Chapter 10**, titled **Chimneys and Fireplaces**, is amended by adding a new section 1007 to read as follows:

Section 1007 Fireplace enclosures.

Fireplace enclosures shall be protected from the inside by no less than 5/8” type “X” drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.

- (24) **IRC Chapter 11**, titled **Energy Efficiency**, is deleted and replaced with the following to read in its entirety:

Section N1101: Scope and General Requirements

N1101.1: Scope.

This chapter applies to the design and construction of residential buildings as regulated by this code.

N1101.2: Referenced Code

Residential provisions of the 2024 International Energy Efficiency Code as adopted and amended shall regulate the design and construction of residential structures for energy efficiency.

- (25) **IRC Section M1414.1**, titled **General**, is amended to read in full as follows:

M1414.1: General

Fireplace stoves shall be listed, labeled and installed in accordance with the terms of the listing. Fireplace does shall be tested in accordance with UL 737. Fireplace stoves shall comply with the requirements of the State of Colorado, Department of Public Health and Environment.

- (26) **IRC Section M1502.6**, titled **Makeup air**, is amended to read in its entirety:

M1502.6: Makeup air.

Installations exhausting more than 300 cubic feet per minute shall be provided with makeup air.

- (27) **IRC Section M1701** , titled **General**, is amended by adding a new subsection M1701.3 to read as follows:

M1701.3: Combustion air terminations.

Combustion air terminations shall be a minimum of 36 inches above ground level.

- (28) **IRC Section M1804**, titled **Vents**, is amended to add a new subsection to read as follows:

M1804.5: Termination Heights.

Direct vent and mechanical draft systems shall terminate at a height of no less than 36 inches above ground level.

- (29) IRC Section M2001 is amended by adding a new subsection M2001.5 to read as follows:

M2001.5: Drain required. All mechanical rooms containing a boiler shall be provided a floor drain.

- (30) IRC Section G2404, titled **General**, is amended by adding a new subsection 2404.12 and 24004.12.1 to read as follows:

2404.12: Flue Testing

2404.12.1: Testing.

All exhaust vents for fuel fired equipment shall be tested to a minimum of 5 PSI air test at time of rough inspection. This test shall include all piping from the exterior termination to within 2 feet of the equipment connection. Piping shall hold pressure for no less than 10 minutes. Final connections are verified visually on final inspection. Piping without joints shall not be required to be tested.

- (31) IRC Section G2406.3, titled **Outdoor locations**, is amended to read in full as follows:

G2404.3: Outdoor locations.

Appliances installed in outdoor locations shall be either *listed* for outdoor installation or provided with protection from outdoor environmental factors that influence the operability, durability and safety of the *appliance*. All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as a unit for that application.

- (32) IRC Section G2417.4.1, titled **Test pressure**, is amended to read in its entirety:

G2417.4.1: Test pressure.

The test pressure to be used shall not be less than 1-½ times the proposed maximum working pressure, but not less than 10 psig. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

- (33) IRC Section G2445.1, titled **General** is deleted and replaced with the following language:

G2445.1: General

Unvented room heaters are prohibited.

- (34) IRC Section P2603.5, titled **Freezing**, is amended to read in its entirety:

P2603.5: Freezing.

Water soil and waste pipe shall not be installed outside of a building thermal envelope, in exterior walls, in attics or crawlspaces, or any other space subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or

heat or both. Water service pipe shall be installed not less than 60 inches deep or protected from frost by approved means.

- (35) **IRC Section P2603.5.1**, titled **Sewer depth**, is amended to read as follows:

P2603.5.1: Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than 24 inches (mm) below finished grade at the point of septic tank connection. *Building sewers* shall not be less than 24 inches (mm) below grade.

- (36) **IRC Section P2904**, titled **Dwelling Unit Automatic Sprinkler Systems**, is deleted in its entirety.

- (37) **IRC Section P2905.3**, titled **Hot water supply to fixtures**, is amended to read as follows:

P2905.3: Hot water supply to fixtures.

The developed length of hot water piping, from the source of the hot water to the fixtures that require hot water, shall not exceed 30 feet (30 480 mm). Water heaters and recirculating system piping shall be considered to be sources of hot water.

- (38) **IRC Section P3103.1.1** titled **Roof extension**, is amended to read in its entirety:

P3103.1. Roof extension.

All open vent pipes which extend through a roof shall be terminated at least 16 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

- (39) **IRC Part VIII**, titled **Electrical**, is deleted and replaced with the following to read in its entirety:

3401.1: Referenced Code.

Electrical and associated installations shall comply with the requirements of the Town of Blue River Electrical Code as adopted in section 18-2-130 of the Town Municipal Code

Sec. 18-2-50 Mechanical Code

The International Mechanical Code, 2024 Edition, First Printing, May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **IMC Section 101.1**, titled **Title** is amended by the addition of the term Town of Blue River where indicated.

Sec. 18-2-60 Colorado Fuel Gas Code

The Colorado Fuel Gas Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **IFGC Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.

Sec. 18-2-70 Colorado Plumbing Gas Code

The Colorado Plumbing Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **IPC Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.
- (2) **IPC Section 903.1**, titled **Roof extension**, is amended by inserting “12 inches” where indicated.

Sec. 18-2-80 International Property Maintenance Code

The International Property Maintenance Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **IPMC Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.
- (2) **IPMC Section 102**, titled **Applicability**, is amended by the addition of a new section 102.11 to read as follows:

102.11: Conflicts with other provisions.

In the event of a conflict between the provision of this code and any other provision of the Town of Blue River Land Use Code or other codes adopted by the Town, the stricter

provision shall govern, it being the intent of the Board of Trustees to protect to the greatest degree the health, safety and welfare of the Town's residents and businesses.

- (3) **IPMC Section 103.1**, titled **Creation of agency**, is deleted and replaced with the following new section **103.1**:

103.1: Code Official.

The Code Official, as that term is used in this code, shall be the designated code enforcement officer or the building official where applicable.

- (4) **IPMC Section 111.2**, titled **Membership of Board**, is amended to read as follows:

111.2: Board of Appeals.

The Board of Appeals, as that term is used in this code, shall be the Board of Adjustment created in accordance with the Town of Blue River Land Use Code.

- (5) **IPMC Section 302.4**: Insert "twelve (12) inches." where indicated,
(6) **IPMC Section 602.3**: Insert "October 1 to May 1." where indicated.
(7) **IPMC Section 602.4**: Insert "October 1 to May 1." where indicated.
(8) **IPMC Appendix B** is deleted in its entirety.

Sec. 18-2-90 International Existing Building Code

The International Existing Building Code, 2024 Edition, First Printing, August 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

- (1) **IEBC Section 101.1**, titled Title, is amended by the addition of the term Town of Blue River where indicated.
(2) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "Code Adopted by the Colorado State Electrical Board."

Sec. 18-2-100 International Energy Conservation Building Code

The International Energy Conservation Code, 2024 Edition, First Printing May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL

60478-5795, is hereby adopted by reference as the Town of Blue River Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **IECC Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.
- (2) **IECC Section R402.2.10.1** is amended by adding a new sentence to read as follows:

R-10 insulation shall be required where full slab insulation is required.

Sec. 18-2-110 Colorado Model Electric Ready and Solar Ready Code

The Colorado Model Electric Ready and Solar Ready Code, June 1, 2023, published by the State of Colorado; Department of Local Affairs, 1313 Sherman St, Suite #518, Denver Colorado 80203, is hereby adopted by reference as the Town of Blue River Model Electric Ready and Solar Ready Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.

Sec. 18-2-120 International Swimming Pool and Spa Code

The International Swimming Pool and Spa Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) **ISPSC Section 101.1** titled **Title**, is amended by the addition of the term Town of Blue River where indicated.

Sec. 18-2-130 Electric Code

The National Electrical Code, originally published by the National Fire Protection Association (NFPA), 1 Batterymarch Park, Quincy MA 02169-7471, and as adopted by reference in its most current form by the State of Colorado; Department of Regulatory Agencies, 1560 Broadway, Suite 110, Denver, Colorado, 80202, by Rule 3 CCR 710-1, is hereby adopted by reference as the Town of Blue River Electrical Code as if fully set out in this ordinance.

Sec. 18-2-140 Wildfire Resiliency Code

The Colorado Wildfire Resiliency Code, dated June 1, 2025, and published by the Colorado Wildfire Resiliency Code Board, Colorado Department of Public Safety, Division of Fire Prevention & Control, 690 Kipling, Suite 4000. Lakewood, CO 80215, is hereby adopted by reference as the Town of Blue River Wildfire Resiliency Code as if fully set out in this ordinance, with the additions, deletions, insertions and changes as follows:

- (1) **CWRC Section 101.1**, titled **Title**, is amended by the addition of the term Town of Blue River where indicated.
- (2) **CWRC Section 303.2**, titled **Fire Intensity Classification** is amended to read in its entirety:

303.2 Fire Intensity Classification. All areas of Blue River are considered High Fire intensity.

Section 4. Repeal and Reenactment with Amendments, Article III of Chapter 18. Article III of Chapter 18 of the Blue River Municipal Code titled *Fire Code*, is repealed in its entirety and reenacted with amendments of the adopted Fire Code as follows:

ARTICLE III Fire Code

Sec. 18-3-10. Adoption.

There is hereby adopted, for the purpose of regulating conditions hazardous to life and property from fire, hazardous materials and explosion, that certain code known as the International Fire Code, 2024 Edition, including Appendix Chapters B through and including Chapter P, published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th floor, Washington, DC, 20001- 2070, save and except such portions as are shown below as added or deleted by underlining or strikeover (to be referred to as the “International Fire Code”).

Sec. 18-3-20. Amendments and Modifications.

(1) **102.7 Referenced codes and standards.**

The codes and standards referenced in this code shall be the most currently published edition of those that are listed in Chapter 80, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

(2) **105.1.2 Types of permits.**

There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.5 for either:
 - 1.1. A prescribed period.
 - 1.2. Until renewed or revoked.
2. Construction permits. A construction permit allows the applicant to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, the likes of which are regulated by this code. A construction permit also allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.6.

(3) **105.5.36 Open burning.**

An operational permit is required for the kindling or maintenance of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

(4) **105.5.51 Temporary membrane structures, special event 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 aggregate area in excess of 200 square feet (18.58 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes
2. Tents, curtains and extensions attached thereto, when used for funeral services
3. Tents open on all sides, which comply with all of the following:
 - 3.1 Individual tents having a maximum size of 200 square feet (18.58 m²).
 - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - 3.3 A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.

(5) **105.5.55 Temporary heating or cooking in tents or membrane structures.** Where required by local regulations, an operational permit is required to operate temporary heating or cooking equipment within tents or membrane structures.

(6) **105.5.57 Temporary heating for construction sites.** Where required by local regulations, an operational permit is required to operate temporary heating equipment in structures during the course of construction, *alteration*, or demolition.

(7) **105.6.26 Wildfire mitigation.** A construction permit is required to perform the defensible space requirements of Appendix Q that do not fall under a voluntary wildfire mitigation program.

(8) **112.1.1 Procedures.** To request a hearing before the board of appeals, the applicant shall file a request in writing to the *fire code official*. The *fire code official* shall arrange for the board of appeals to meet within 10 working days from receipt of the request. All applicable fees as stated in the fire district fee schedule shall be paid when the written request is made.

(9) **112.3 Qualifications.** The board of appeals shall consist of members who are qualified with experience and training on matters pertaining to the provisions of this code.

(10) **113.4 Violation penalties.** It is unlawful for any person to violate a provision of this code or 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 the provisions of this code. A violation shall be punishable in accordance with Article 4 of the Blue River Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) **Section 202 General Definitions Amendments.**

CONTROLLED BURNING. Any fire intentionally ignited to meet specific land management objectives, such as reducing flammable fuels, restore ecosystem health, recycle nutrients, or prepare an area for new trees or vegetation. Controlled burning may also be known by the term “Pile Burning” and “Prescribed Burning.”

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

FIRE AREA. The aggregate floor area enclosed and bounded by fire walls meeting the requirements of Section 706 of the International Building Code and exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor above. For buildings constructed under the *International Residential Code*, the fire area is the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall.

HOME IGNITION ZONE (HIZ). Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

MITIGATION. Action that moderates the severity of a fire hazard or risk.

PERMANENT FIRE RING. A permanently constructed feature without air gaps in its surrounding sides and a solid bottom, or earthen bottom free of roots and other organic material, used to contain campfires and prevent them from spreading and turning into a wildfire.

PORTABLE OUTDOOR FIREPLACE. A commercially designed and manufactured device with a screen that prevents ember emissions.

STRUCTURE. That which is built or constructed.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

(12) **304.1.3 Vegetation.**

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Appendix Q, local codes, policies, and ordinances.

(13) **304.3.4 Capacity of 1 cubic yard or more.**

Dumpsters with an individual capacity of 1.0 cubic yard [200 gallons (0.76 m³)] shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines unless the dumpsters are constructed of noncombustible materials or low heat release materials in accordance with Section 304.3.2.

Exceptions:

1. Dumpsters in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.
3. Storage in a structure shall not be prohibited where the structure complies with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

(14) **304.3.5 Capacity exceeding 1.5 cubic yards.**

Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. Dumpsters or containers that are placed inside buildings in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.
3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

(15) **308.1.5 Open-flame devices in wildfire risk areas.**

Torches and other devices, machines or processes liable to start or cause fire shall comply with local fire restrictions.

Exception: Use within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

(16) **308.1.7 Sky lanterns.**

A person shall not release or cause to be released a sky lantern.

(17) **311.2.2 Fire protection.**

Fire protection systems shall be maintained in an operable condition at all times.

Exceptions:

1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the *fire code official*, the type of construction, *fire separation distance* and security of the premises do not create a fire hazard.
 2. Where approved by the *fire code official*, buildings that will not be heated and where *fire protection systems* will be exposed to freezing temperatures, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.
 3. Where *approved* by the *fire code official*, fire alarm and *automatic sprinkler systems* are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where *fire areas* do not exceed 6,000 square feet (557.42 m²); or that do not store motor vehicles or hazardous materials.
- (18) **313.1 General.** Fueled equipment including, but not limited to, motorcycles and mopeds, shall not be stored, operated, or repaired within a building.
- (19) **315.3 Storage in buildings.** Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.
- (20) **315.3.1 Ceiling clearance.** Storage shall be maintained 2 feet (610 mm) or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.
- Exceptions:**
1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in non-sprinklered areas of buildings where the shelving does not exceed 30-inches (762 mm) in depth.
 2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- (21) **315.3.3 Equipment rooms.** Combustible materials shall not be stored in boiler rooms, mechanical rooms, elevator machine rooms, electrical equipment rooms, in fire command centers, or other rooms where a potential ignition source exists, as determined by the *fire code official*, as specified in Section 508.1.5.
- (22) **320.1 General.** The storage of lithium-ion and lithium-metal batteries shall comply with Section 320 and applicable State Statutes.

Exceptions:

1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.
2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.
5. Temporary storage of batteries during the vehicle manufacturing or repair process.

(23) **322.4 Battery charging areas.** Where *approved*, powered micromobility devices shall be permitted to be charged in a room or area that complies with all of the following:

1. Only listed devices utilizing listed charging equipment shall be permitted to be charged.
2. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.
3. Storage of combustible materials, combustible waste or hazardous materials shall not be permitted.
4. The charging operation shall not be conducted in or obstruct any required means of egress.
5. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and *approved* for such purpose.
6. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an *approved* fire-resistant material.
7. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.
8. The building shall be protected by an *approved* fire alarm system.

(24) **SECTION 323** is added entitled **ELECTRIC VEHICLE CHARGING**.

(25) **323.1 Electric vehicle charging stations inside a structure.** Electric vehicle charging stations installed inside a structure shall be installed in compliance with NFPA 70, State and Local requirements. EV charging stations shall be installed in immediate proximity to an exit that is appropriately sized for the vehicle.

Exception:

One- and two-family dwellings built under the International Residential Code

(26) **403.11.3.1 Number of crowd managers.** Not fewer than two trained crowd managers, and not fewer than one trained crowd manager for each 250 persons in a controlled access area or portion thereof, shall be provided for the gathering.

Exceptions:

1. Outdoor events in a controlled access area with fewer than 500 persons in attendance shall not require crowd managers.
2. Assembly occupancies used exclusively for religious worship with an occupant load not exceeding 500 shall not require crowd managers.
3. The number of crowd managers shall be reduced where, in the opinion of the fire code official, the fire protection provided by the facility and the nature of the event warrants a reduction.

- (27) **505.1 Address identification.** New and existing buildings shall have *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 shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless otherwise *approved*. Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. 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. Address numbers shall be maintained and visible in all weather conditions.

Exception: One- and two-family dwelling and townhouses, not more than three stories above grade plane, that fall under the prescriptive provisions of the International Residential Code buildings address numbers shall be a minimum of 5 inches (127 mm) high or 4 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*, with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road fronting the property. Address numbers shall be maintained and visible in all weather conditions.

- (28) **506.1.2 Key boxes for fire service elevator keys.** Key boxes provided for fire service elevator keys shall comply with Section 506.1 and all of the following:
1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and *approved* by the *fire code official*.
 2. The front cover shall be permanently labeled with the words “FIRE DEPARTMENT USE ONLY—ELEVATOR KEYS.”
 3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
 4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
 5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the *fire code official*.
 6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet (9144 mm).

Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).

- (29) **508.1 General.** Where required by other sections of this code, buildings, structures, facilities that are greater than 50,000 square feet (4645 m²), and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations may be provided, as required by the *fire code official*, and shall comply with Sections 508.1.1 through 508.1.7.
- (30) **[NEW] 509.2.1 Sprinkler valve room door.** Where allowed by the International Building Code, sprinkler valve room access doors shall swing out from the room and be equipped with panic hardware.
- (31) **601.1 Scope.** The provisions of this chapter shall apply to the installation, operation, testing, maintenance, and identification of the following building services and systems:
1. Electrical systems, equipment and wiring.
 2. Information technology server rooms.
 3. Elevator systems, emergency operation and recall.
 4. Fuel-fired appliances, heating systems, chimneys and fuel oil storage.
 5. Commercial cooking equipment and systems.
 6. Commercial cooking oil storage.
 7. Mechanical refrigeration systems.
 8. Hyperbaric facilities.
 9. Clothes dryer exhaust systems.
 10. Storage rooms.
 11. Fire Command rooms.
 12. Sprinkler riser rooms.
- (32) **604.6.2.4 Responsibility to provide keys.** The building *owner* shall provide up to five standardized fire service elevator keys where required by the *fire code official*, upon installation of a standardized fire service key switch or switches in the building.
- (33) **[NEW] 605.2.1.6 Chimneys and Heating Appliances.** Chimneys and fireboxes for solid, fuel burning appliances shall be inspected annually by a qualified individual or company. They shall be inspected for soundness, corrosion, proper support, and freedom from combustible deposits. A certificate of inspection in a form acceptable to the *fire code official* shall be transmitted.
- (34) **605.8 Gas and utility meters.** Above-ground gas and utility meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an *approved* manner. Gas and utility meters and piping shall be protected from snow & ice shedding from a roof area. Snow and ice build-up around gas & utility meters shall be kept clear at all times.

- (35) **608.2 Permits.** An operational permit may be required for refrigeration systems as set forth in Section 105.5.46
- (36). **[NEW] 704.1.1 Fire-resistance-rated labeling.** The fire-resistance rating shall be marked in an *approved* manner on the following fire resistance rated construction features:
1. Structural members
 2. Exterior walls
 3. Fire walls, fire barriers, fire partitions
 4. Horizontal assemblies
 5. Shaft enclosures
- (37) **[NEW] 704.1.2** The fire rated material and manufacturer information shall be labeled next to all sealed penetrations. The information shall be provided on all plan sets at all penetration locations.
- (38) **[NEW] 704.1.3 Smoke barrier labeling.** The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be marked in an *approved* manner on the rated construction feature.
- (39) **803.13 Laminated products factory produced with an attached wood substrate.** Laminated products factory produced with or without an attached wood substrate shall comply with one of the following:
1. The laminated product shall meet the criteria of Section 803.1.1 when tested in accordance with NFPA 286 using the product mounting system, including adhesive, of actual use.
 2. The laminated product shall have a Class A, B or C flame spread index and smoke-developed index based on the requirements of Table 803.3, in accordance with ASTM E84 or UL 723. Test specimen preparation and mounting shall be in accordance with ASTM E2579.
- (40) **901.4.2 Nonrequired fire protection systems.** *Fire protection and life safety systems* required by this code, the International Building Code, or the International Residential Code shall be installed throughout a building for complete protection, provided that such installed system meets the applicable requirements of this code, the International Building Code, and the International Residential Code.
- (41) **901.4.4 Fire areas.** Where buildings, or portions thereof, are divided into fire areas so as not to exceed the limits established for requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire walls constructed in accordance with the International Building Code or horizontal assemblies constructed in accordance with the International Building Code, or both, having a fire-resistance rating of not less than that determined in accordance with the International Building Code.
- (42) **903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
 2. The fire area has an occupant load of 50 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
 4. The fire area contains a multiple-theater complex.
- (43) **903.2.1.2 Group A-2.** An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464 m²).
 2. The fire area has an occupant load of 50 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- (44) **903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:
1. The fire area exceeds 12,000 square feet (1115 m²).
 2. The fire area has an occupant load of 50 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- (45) **903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:
1. The fire area exceeds 12,000 square feet (1115 m²).
 2. The fire area has an occupant load of 50 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- (46) **903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 50, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.
- (47) **903.2.1.7 Multiple fire areas.** An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 50 or more.
- (48) **903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire building containing an ambulatory care facility where either of the following conditions exist at any time:
1. Four or more care recipients are incapable of self-preservation.
 2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

- (49) **903.2.2.2 Laboratories involving research and development or testing.** An *automatic sprinkler system* shall be installed throughout buildings utilized for the research and development or testing of lithium-ion or lithium metal batteries.
- (50) **903.2.3 Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:
1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.
 2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
 3. The Group E fire area has an occupant load of 50 or more.
- (51) **903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:
1. A Group M fire area exceeds 12,000 square feet (1115 m²).
 2. A Group M fire area is located more than three stories above grade plane.
 3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
 4. The Group M fire area has an occupant load of 50 or more.
- (52) **903.2.9 Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:
1. A Group S-1 fire area exceeds 6,000 square feet (557.42 m²).
 2. A Group S-1 fire area is located more than two stories above grade plane.
 3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557.42 m²).
 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m²).
- (53) **903.2.9.1 Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:
1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.42 m²).
 2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet (557.42 m²).
 3. Buildings with repair garages servicing vehicles parked in basements.
 4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
 5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m²).

- (54) **903.2.10 Group S-2 parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:
1. Where the *fire area* of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 6,000 square feet (557.42 m²).
 2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.
 3. Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m²).
- (55) **903.2.11.1 Stories without openings.** An automatic sprinkler system shall be installed throughout all buildings where the floor area of the story exceeds 1,500 square feet (139 m²) and where the story does not comply with the following criteria for exterior wall openings:
1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15,240 mm).
 2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15,240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15,240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.
- (56) **903.2.11.1.2 Openings on one side only.** Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the building shall be equipped throughout with an *approved* automatic sprinkler system, or openings shall be provided on not fewer than two sides of the story.
- (57) **903.2.11.1.3 Basements.** Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the building shall be equipped throughout with an *approved* automatic sprinkler system.
- (58) **903.2.11.3 Buildings 55 feet or more in height.** An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more located 55 feet (16,764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

- (59) **[NEW] 903.2.13 Group B or mixed occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing Group B or mixed occupancies where one of the following conditions exists:
1. The fire area exceeds 6,000 square feet (557.42 m²).
 2. Where the combined fire areas of Group B and mixed occupancies on all floors including mezzanines and basements is greater than 6,000 square feet (557.42 m²).
- (60) **[NEW] 903.2.14 Buildings Constructed under the International Residential Code.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings and multiple single-family dwellings (townhouses), complying with the requirements of the *International Residential Code*, whose total aggregate fire area exceeds 4,500 square feet (418.06 m²).
- Exception:** Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat note.
- (61) **905.3.1 Height.** Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:
1. Four or more stories are above or below *grade plane*.
 2. The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access.
 3. The floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
 2. Class I standpipes are allowed in Group B and E occupancies.
 3. Class I standpipes are allowed in parking garages.
 4. Class I standpipes are allowed in basements equipped throughout with an *automatic sprinkler system*.
 5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
 6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.
 - 6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
- (62) **[NEW] 905.3.1.1 Building area.** In buildings exceeding 10,000 sq. ft. (929 m²) within surrounding exterior walls, an *approved* Class I standpipe system shall be provided where any portion of the building's interior is more than 140 feet (42.67 m) of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access.

(63) **905.4 Location of Class I standpipe hose connections.** Class I standpipe hose connections shall be provided in all of the following locations:

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 intermediate landing unless otherwise *approved* by the *fire code official*.

Exception: A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22,860 mm) apart.

2. On each side of the wall adjacent to the exit opening of a horizontal *exit*.

Exception: Where floor areas adjacent to a horizontal *exit* are reachable from an *interior exit stairway* or *exterior exit stairway* hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30,480 mm) of hose, a hose connection shall not be required at the horizontal *exit*.

3. In every *exit passageway*, at the entrance from the *exit passageway* to other areas of a building.

Exception: Where floor areas adjacent to an *exit passageway* are reachable from an *interior exit stairway* or *exterior exit stairway* hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30,480 mm) of hose, a hose connection shall not be required at the entrance from the *exit passageway* to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an *exit passageway* or *exit corridor* to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an *exit passageway* or *exit corridor* to the mall.

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of an *interior exit stairway* with access to the roof provided in accordance with Section 1011.12.

6. Where the most remote portion of a non-sprinklered floor or story is more than 140 feet (42,672 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 140 feet (42 672 mm) from a hose connection, the *fire code official* is authorized to require that additional hose connections be provided in *approved* locations.

(64) **907.6.6 Monitoring.** Fire alarm systems required by this chapter, the International Building Code, or the International Residential Code shall be monitored by an *approved* supervising station in accordance with NFPA 72.

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two- family dwellings.

- (65) **915.1 General.** Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 and in accordance with State Statute. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9 and in accordance with State Statute.
Exception: Carbon monoxide detection is not required in Group S, Group F and Group U occupancies that are not normally occupied, so long as the exemption of these occupancies is allowed by State Statute.
- (66) [NEW] **1103.5.6 Additions and alterations to existing buildings.** Existing buildings constructed prior to the adoption of this code, with a fire area exceeding 6,000 square feet (557.42 m²), undergoing additions, alterations, or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of buildings separated by *approved* fire walls as outlined in Chapter 7, Section 707 of the International Building Code may be considered as separate buildings.
- (67) [NEW] **1103.5.6.1 Existing buildings with a fire area not exceeding 6,000sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 6,000 square feet (557.42 m²).
- (68) [NEW] **1103.5.6.2 Existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building, undergoing additional work that increases the fire area of the existing structure.
- (69) [NEW] **1103.5.6.3 Add a new section to read Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (577 m²).** An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of the aggregate fire area of the building.
Exception: Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment, or fixtures that serve the same purpose.
- (70) [NEW] **1103.5.6.4 Additions.** For buildings built under the International Residential Code the following conditions shall be required:
1. Additions that increase the total square footage of a residence to more than 5,000 square feet shall be provided with a fire protection system. If the existing residence is not altered, then the fire protection system is required in the addition only.
 2. If the addition increases the total square footage of the residence to more than 5,000 square feet, then the following shall be required:
 - 2.1. The alteration to the existing residence is cosmetic only (unexposed construction), then a fire protection system shall be installed in the addition only.
 - 2.2. The alteration to the existing residence includes the removal of interior wall and ceiling finishes that expose the structure, then a fire protection system shall be installed throughout the existing residence and the addition.

3. Where the size of the addition is more than 4,500 square feet, then the addition, as well as the existing residence, shall be provided with a fire protection system.
- (71) **1103.6.1 Existing multi-story buildings.** Existing buildings with occupied floors located more than 40 feet (12,192 mm) above the lowest level of fire department access or more than 40 feet (12,192 mm) below the highest level of fire department access shall be equipped with standpipes.
 - (72) **3103.5 Construction documents.** A detailed site and floor plan for *tents* or *membrane structures* shall be provided with each application for approval. The *tent* or *membrane structure* floor plan shall indicate details of the *means of egress* facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. The *construction documents* shall include an analysis of structural stability. Water-filled vessels used to anchor a *tent* or *membrane structure* shall be in accordance with Section 3103.8.1.
 - (73) **CHAPTER 80 REFERENCED STANDARDS** reference the most current addition of the Standard.
 - (74) **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 Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. 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 and at intervals as required by the *fire code official*.
 - (75) **J101.1 Scope.** New buildings shall have a building information sign(s) that shall comply with Sections J101.1.1 through J101.7. Existing buildings may be brought into conformance with Sections J101.1 through J101.9 when one of the following occurs:
 1. The fire department conducts an annual inspection intended to verify compliance with this section, or any required inspection.
 2. A change in use or occupancy has occurred.
 - (76) **N103.3 Crowd managers.** Where events involve a gathering of more than 500 people, trained crowd managers shall be provided in accordance with Section 403.11.3.

- (77). [NEW] APPENDIX P: FIRE REGULATIONS. This appendix helps land management agencies reduce fire risk and prevent wildfires in Summit County, which has above-average exposure to the Wildland Urban Interface (WUI).

APPENDIX P: FIRE REGULATIONS

SECTION P101 GENERAL

P101.1 Scope. This appendix is intended to identify the restrictions on recreational fires, open burning, fire management, smoking, and using chainsaws under conditions not covered by any Federal, State, or Local fire restrictions.

SECTION P201 DEFINITIONS

P201.1 Definitions. The following terms are defined in Chapter 2:

Controlled Burning
Open Burning
Permanent Fire Ring
Portable Outdoor Fireplace
Recreational Fire

SECTION P301 RECREATIONAL FIRE

P301.1 Recreational fire. Outdoor recreational fires on private property shall be allowed under the following conditions:

1. A valid permit has been issued.
2. The fire is contained to:
 - 2.1 Permanent outdoor fireplace or fire ring with a screen to reduce the spread of embers.
 - 2.2 Portable outdoor fireplace that is assembled, located, and operated in accordance with the manufacturer's instructions with a screen to reduce the spread of embers.
 - 2.3 A commercially designed chiminea with a screen to reduce the spread of embers.
3. The area directly underneath the fireplace or chiminea is barren.
4. The fireplace or chiminea is located at least 15 feet (4.572 m) from any flammable material and/or structure.
5. Within the *approved* fireplace or fire ring, the fire shall be no larger than 3 feet (0.914 m) in diameter with a flame height of no more than 2 feet (0.610 m).
6. The property is not part of a multi-family dwelling or townhouse.
7. The property does not have a short-term rental license.

Exception:

1. Fires built within designated dispersed camping sites or picnic areas contained within a permanent metal fire ring as long as the fire is no larger than 3 feet (0.914 m) in diameter with a flame height of no more than 2 feet (0.610 m).
2. Fires contained within a fireplace, stove, wood burning stove, or pellet stove designed for and located within a fully enclosed permanent structure.

P301.2 Fire Prevention Measures. Individuals operating a fire in compliance with the P301.1 shall provide the following safety equipment to prevent the spread of the fire:

1. A responsible adult shall constantly attend the fire.
2. The fire shall be extinguished and cool to the touch before leaving the site unattended.
3. There shall be available for immediate utilization one of the following:
 - 3.1 A portable fire extinguisher with a minimum 4-A rating.
 - 3.2 A 5-gallon container filled with water.
 - 3.3 A charged garden hose is available for immediate utilization. \

**SECTION P401
CONTROLLED BURNING**

P401.1 Open burning. Burning to meet specific land management objectives, such as to reduce flammable fuels, restore ecosystem health, recycle nutrients, or prepare an area for new trees or vegetation, shall be allowed under the following conditions:

1. A valid permit has been issued.
2. A responsible adult shall constantly attend the fire.
3. The fire shall be extinguished and cool to the touch before leaving the site unattended.
4. There shall be available for immediate utilization one of the following:
 - 4.1 A portable fire extinguisher with a minimum 4-A rating.
 - 4.2 A 5-gallon container filled with water.
 - 4.3 A charged garden hose is available for immediate utilization.

P401.2 Restrictions. The *fire code official* has the right to restrict open burning to certain times of the year outside the scope of Federal, State, or Local fire restrictions.

**SECTION P501
MANAGED FIRES**

P501.1 Fire management. Fires caused or administered by any Federal, State, or Local officer or member of an organized rescue or firefighting force shall be permitted if the following conditions are met:

1. Notice is given to the fire department or *fire code official*.
2. The fire is performed as part of an official duty.

**SECTION P601
SMOKING**

P601.1 Outdoor smoking. Outdoor smoking shall be permitted under the following conditions:

1. The individual smoking shall be at least 3 feet (0.914 m) away from natural vegetation and/or flammable materials.
2. All burning objects shall be properly extinguished and disposed of in a sealed container.

SECTION P701 USE OF CHAINSAWS

P701.1 Chainsaws. The operation of a chainsaw shall be permitted under the following conditions:

1. The operator has a 2A-10B:C rated dry chemical fire extinguisher available for immediate use.
2. The chainsaw is equipped with an *approved* spark arresting device.

SECTION P801 FIREWORKS AND EXPLOSIVES

P801.1 Fireworks. The use and sale of recreational fireworks shall be prohibited.

Exception: Fireworks permitted under Town or County codes and/or ordinances.

P801.2 Explosives. The use and sale of recreational explosives shall be prohibited.

Exception: Explosives permitted under Town or County codes and/or ordinances.

SECTION P901 OPEN FLAME DEVICES

P901.1 Open flame torch devices. The use of any open flame torch device shall be permitted under the following conditions:

1. The operator has a 2A-10B:C rated dry chemical fire extinguisher available for immediate use.
2. The use of the device shall be at least 10 feet (3.048 m) away from natural vegetation and/or flammable materials.

(78) Add new appendix to read **APPENDIX Q: WILDFIRE MITIGATION** – This appendix provides requirements for wildfire mitigation where not otherwise regulated by local ordinances.

SECTION Q101 GENERAL

Q101.1 Scope. In compliance with Senate Bill 23-166 and any other State of Colorado bills related to the Colorado Wildfire Resiliency Code, this appendix adopts the most current edition of the State of Colorado Wildfire Resiliency Code as adopted and amended by Summit County Government, the Town of Blue River, and the Town of Breckenridge. The current edition of the code is included as Attachment A

Section 5. Severability. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

Section 6. Repeal. Any and all Ordinances or Codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Code or part thereof shall not revive any other section or part of any Ordinance or Code provision heretofore repealed or superseded.

Section 7. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 8. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED AND READ in accordance with C.R.S. §§ 31-16-203 and 31-16-107 at the regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the _____ day of _____, 2026.

INTRODUCED A SECOND TIME, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the _____ day of _____, 2026.

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 2026.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-02

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, SETTING THE COMPENSATION FOR
THE MAYOR AND MEMBERS OF THE BOARD OF TRUSTEES**

WHEREAS, the Town of Blue River (“Town”) is a statutory municipal corporation of the state of Colorado incorporated and organized in accordance with parts 1 and 4 of Article 2, Title 31, C.R.S.; and

WHEREAS, state law at C.R.S. § 31-4-301(4) provides that the mayor and members of the Board of Trustees for every statutory town shall receive such compensation as fixed by ordinance; and

WHEREAS, Section 2-2-80 of the Blue River Municipal Code fixes the compensation of the Mayor and Board of Trustees; and

WHEREAS, the Mayor and Trustees devote substantial time and effort to representing the residents of the Town, including, but not limited to: preparing for and attending regular and special meetings and workshops; service on boards and committees; participation in intergovernmental activities and reporting to the Board any developments which may affect the Town; representing the Town at civic and community events; and engaging in communication with constituents and others; and

WHEREAS, since 2006 (20 years) the compensation of the Mayor and Trustee has not increased; and

WHEREAS, the Board of Trustees reviewed compensation levels for elected officials in comparable municipalities and finds that the compensation set in 2006 for the Blue River Mayor and Trustees is lower than that of many comparable municipalities, and that it is appropriate to adjust compensation; and

WHEREAS, the Board of Trustees intends that compensation authorized by this Ordinance shall apply only upon the commencement of a new term of office beginning after the April 7, 2026, regular municipal election, whether such term begins by election or by appointment to fill a vacancy; and

WHEREAS, the Town Council further intends that no sitting Mayor or Councilmember serving a term that commenced prior to April 7, 2026 shall receive either the base compensation; and

WHEREAS, because all compensation changes authorized by this Ordinance apply solely on a prospective, term-based basis, no conflict of interest exists.

Section 1. Recitals. The foregoing recitals are hereby affirmed and incorporated by this reference as findings of the Town Board.

Section 2. Amendment of Section 2-2-80 of the Blue River Municipal Code.
Section 2-2-80 of the Blue River Municipal Code is hereby amended to read in full as follows:

Sec. 2-2-80. Compensation.

- (a) The Mayor shall receive three hundred dollars (\$300.00) per month as compensation.
- (b) Each Trustee shall receive one hundred fifty dollars (\$150.00) per month as compensation.
- (c) Any Mayor or Trustee holding an elected or appointed office the term of which commenced prior to April 21, 2026, shall continue to receive the compensation in effect at the commencement of that term and shall not receive compensation as established by subsections (d) or (e) until the Mayor or Trustee commences a subsequent and new term of office.
- (d) Trustees newly elected at the April 21, 2028, municipal election of the Board of Trustees, and for all Trustees elected or appointed thereafter, shall receive five hundred dollars (\$500.00) per month as compensation.
- (e) A Mayor elected or appointed after the April 21, 2028, Town of Blue River municipal election shall receive seven hundred and fifty dollars (\$750.00) per month as compensation.
- (f) Notwithstanding the foregoing, any Mayor or Trustee who resigns or vacates their office prior to the end of his or her elective or appointed term shall not be eligible for reelection or reappointment to the same office during such term if the rate of compensation for such office has been increased.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Municipal Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Municipal Code provision, the intention being that the various sections and provisions are severable.

Section 4. Repeal. All Ordinances or Municipal Code provisions or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Municipal Code provisions or part thereof shall not revive any other section or part of any Ordinance or Municipal Code provision heretofore repealed or superseded.

Section 5. Minor Revision or Correction Authorized. The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

Section 6. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the _____ day of _____, 2026.

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 2026.

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-02

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, SETTING THE COMPENSATION FOR
THE MAYOR AND MEMBERS OF THE BOARD OF TRUSTEES**

WHEREAS, the Town of Blue River (“Town”) is a statutory municipal corporation of the state of Colorado incorporated and organized in accordance with parts 1 and 4 of Article 2, Title 31, C.R.S.; and

WHEREAS, state law at C.R.S. § 31-4-301(4) provides that the mayor and members of the Board of Trustees for every statutory town shall receive such compensation as fixed by ordinance; and

WHEREAS, Section 2-2-80 of the Blue River Municipal Code fixes the compensation of the Mayor and Board of Trustees; and

WHEREAS, the Mayor and Trustees devote substantial time and effort to representing the residents of the Town, including, but not limited to: preparing for and attending regular and special meetings and workshops; service on boards and committees; participation in intergovernmental activities and reporting to the Board any developments which may affect the Town; representing the Town at civic and community events; and engaging in communication with constituents and others; and

WHEREAS, since 2006 (20 years) the compensation of the Mayor and Trustee has not increased; and

WHEREAS, the Board of Trustees reviewed compensation levels for elected officials in comparable municipalities and finds that the compensation set in 2006 for the Blue River Mayor and Trustees is lower than that of many comparable municipalities, and that it is appropriate to adjust compensation; and

WHEREAS, the Board of Trustees intends that compensation authorized by this Ordinance shall apply only upon the commencement of a new term of office beginning after the April 7, 2026, regular municipal election, whether such term begins by election or by appointment to fill a vacancy; and

WHEREAS, the Town Council further intends that no sitting Mayor or Councilmember serving a term that commenced prior to April 7, 2026 shall receive either the base compensation; and

WHEREAS, because all compensation changes authorized by this Ordinance apply solely on a prospective, term-based basis, no conflict of interest exists.

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- (d) Trustees newly elected at the April 21, 2028, municipal election of the Board of Trustees, and for all Trustees elected or appointed thereafter, shall receive five hundred dollars (\$500.00) per month as compensation.
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- (f) Notwithstanding the foregoing, any Mayor or Trustee who resigns or vacates their office prior to the end of his or her elective or appointed term shall not be eligible for reelection or reappointment to the same office during such term if the rate of compensation for such office has been increased.

Section 3. Severability. Should any one or more sections or provisions of this Ordinance or of the Municipal Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance or of such Municipal Code provision, the intention being that the various sections and provisions are severable.

Section 4. Repeal. All Ordinances or Municipal Code provisions or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such Ordinance or Municipal Code provisions or part thereof shall not revive any other section or part of any Ordinance or Municipal Code provision heretofore repealed or superseded.

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Section 6. Effective Date. The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the _____ day of _____, 2026.

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 2026.



End of Month Report: January 2026

Calls for Service

Total number of a calls: 109

Top 10 calls as follows:

Traffic Stops	44
Motorist Assist	11
Intrusion Alarms	5
Motor Vehicle Accidents	5
Other Agency Backups	5
Drunk Driver Reports	4
Parking/Abandoned Veh	6
Reckless Driver	3
Extra Watch Request	3
Harassment	2

Summary: Traffic and road safety issues increased with adverse driving conditions consistent with our high alpine environment. An increase in residential alarms is generally associated with STRs and occupants unfamiliar with alarm systems.

Arrests: 0
 Motor Vehicle Crash: 5 = 4 on Hwy. 9 and 1 on town roads
 DUI: 0

Citations Issued

Municipal = 8
 County = 1

Current Administrative Focus

- Ice Driving Training – Our annual ice driving training conducted on Georgetown Lake was canceled due to insufficient ice formation. Alternative mandated training is being scheduled.
- Explorer Post 187 – Initial launch date has been delayed due to enrollment but is planned to start soon.

Report prepared by:
 Chief, David Close