

**CITY & COUNTY OF DENVER  
COMMUNITY PLANNING & DEVELOPMENT  
BUILDING PERMIT POLICY**

**Subject: GAS-FIRED HEATING SYSTEMS IN SMALL EXISTING R-1 & R-2 OCCUPANCIES**

**Approved: Michael Roach, P.E., Building Official**

**Number: IBC 709.9**

**Effective Date: November 1, 2004**  
**Revised: October 14, 2011**

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**Reference: IBC Section 709.1, 709.9, 716.5.4, IMC Section 403.2.1, item No. 1 and IFGC Section 618.7**

**The policy of CPD Building Permitting will be not to apply the above requirements in R-1 and R-2 occupancies constructed prior to 1992, when replacing existing central forced air systems that re-circulate air to multiple units.**

The Division will follow this policy in an effort to recognize the long-standing existence of these systems in the older and smaller multifamily buildings and the fact that Denver's old building codes did not prohibit central forced air systems. In structures with any central plant over 400,000 BTU per hour for the largest piece of equipment will be identified as unsafe if it lacks the fire-partitions required by IBC Table 302.1.1. Boilers over 15 psi and 10 horsepower shall also comply with Table 302.1.1.

This policy applies to existing R-1 and R-2 occupancies. Buildings undergoing a change of occupancy to an R-1 or R-2 use shall comply with the present code requirements and this policy will not apply.

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