DENVER AMENDMENT PROPOSAL FORM
FOR CPD INTERNAL PROPOSALS TO THE 2016 DENVER BUILDING CODE AMENDMENTS AND THE 2018 INTERNATIONAL CODES

2018 CODE DEVELOPMENT CYCLE

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   Date: April 15, 2019 (Revised May 31, 2019)
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2) Proposals should be drafted in Word with the only formatting that is needed being BOLDING, STRIKEOUT AND UNDERLINING. Please do not provide additional formatting such as tabs, columns, etc.

Please use a separate form for each proposal submitted.

Is separate graphic file provided? No:

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Code Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>IBC</td>
<td>International Building Code</td>
<td>IRC</td>
<td>International Residential Code</td>
</tr>
<tr>
<td>IEBC</td>
<td>International Existing Building Code</td>
<td>IMC</td>
<td>International Mechanical Code</td>
</tr>
<tr>
<td>IFC</td>
<td>International Fire Code</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

AMENDMENT PROPOSAL

Please provide all of the following items in your amendment proposal.

**Code Sections/Tables/Figures Proposed for Revision:**
DBC-IRC Section R101.2 Scope and IEBC Section 1011.2.1 Fire sprinkler systems.

**Note:** If the proposal is for a new section, indicate (new).

**Proposal:**

I. Modify DBC-IRC Section R101.2 as follows:

**Exceptions:**

1. The following shall be permitted to be constructed in accordance with this code: where provided with a residential fire sprinkler system complying with Section 2904:
   1.1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code where provided with a residential fire sprinkler system complying with International Building Code Section 903.3.1.2 NFPA 13R sprinkler system.
   2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings where equipped with a fire sprinkler system in accordance with IFC Section 903.3.1.2. (NFPA-13R).
   3. 1.2. A care facility with five or fewer persons receiving custodial care within a dwelling unit where provided with a residential fire sprinkler system complying with International Building Code Section 903.3.1.3 NFPA 13D sprinkler system.
   4. 1. A care facility with five or fewer persons receiving medical care within a dwelling unit where provided with a residential fire sprinkler system complying with International Building Code Section 903.3.1.3 NFPA 13D sprinkler system.
   1.4. 5. A care facility for five or fewer persons receiving care that are within a single-family dwelling where provided with a residential fire sprinkler system complying with International Building Code Section 903.3.1.3 NFPA 13D sprinkler system.
2. The following shall be permitted to be constructed in accordance with this code without a fire sprinkler system.
   1. *Lodging houses* with five or fewer guestrooms and 10 or fewer total occupants.
   2. Detached *dwelling units* used as a *congregate living facility* or a *boarding house* (*transient or nontransient*) with 10 or fewer occupants.

3. The following shall be permitted to be constructed in accordance with this code without a fire sprinkler system. Denver Revised Municipal Code Article II Chapter 33 licensed, short term rental residences.

4. The provisions of Section 3112 of the Denver Amendments to the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, and occupancy of Manufactured Homes.

II. Modify IEBC Section 1011.2. Change of Occupancy

**1011.2.1 Fire sprinkler system.**

Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs. **Exceptions:**

1. An automatic fire sprinkler system shall not be required when the change in occupancy is from a detached *one-family dwelling* to a *lodging house* with five or fewer guestrooms and 10 or fewer total occupants; a *congregate residence* with 10 or fewer occupants; or a *boarding house* (*transient or nontransient*) with 10 or fewer occupants. Smoke alarms complying with International Residential Code Section R314 shall be provided as required for new construction. Emergency escape and rescue openings complying with International Residential Code Section R310 shall be provided in each sleeping room.

2. An automatic fire sprinkler system shall not be required when the change in occupancy is from a detached *one-family dwelling* to a Denver Revised Municipal Code Article II Chapter 33 licensed, short term rental residence. Smoke alarms complying with International Residential Code Section R314 shall be provided as required for new construction. Emergency escape and rescue openings complying with International Residential Code Section R310 shall be provided in each sleeping room.

**Note:** Show the proposal using strikeout, underline format. At the beginning of each section, one of the following instruction lines are also needed:

**Supporting Information:**

Definitions from the 2018 IBC:

**BOARDING HOUSE.** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

**CONGREGATE LIVING FACILITIES.** A building or part thereof that contains *sleeping units* where residents share bathroom or kitchen facilities, or both.

**LODGING HOUSE.** A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

November 15, 2005
1. The City and County of Denver is currently experiencing a great demand for the use of existing one-family dwelling units short term rentals, and due to the high cost of housing in Denver, the conversion of one-family dwelling units to group living uses. The cost to install an automatic fire sprinkler system of any capacity, including IRC P2904, has been deemed politically infeasible. This proposal recognizes that reality.

**Referenced Standards:**

Click or tap here to enter text.

*List any new referenced standards that are proposed to be referenced in the code.*

**Impact:**

Allows IRC regulated dwelling units, and existing IBC dwelling units without automatic fire sprinkler protection, to be used for short term (up to consecutive 30-days) rental without requiring the dwelling unit to possess either IRC P2902 or NFPA 13D fire sprinkler protection. The proposed amendment is less restrictive than the IRC, IBC, and IEBC provisions for lodging houses with fewer than five guestrooms. The amendment reduces the cost to use/covert a primary residence into use as a short-term guest housing.

**Note:** The proponent shall indicate one of the following regarding the impact of the amendment proposal:

- The effect of the amendment proposal on the cost of construction; Increase, Reduce, No Effect:
- The effect of the amendment proposal on the cost of design; Increase, Reduce, No Effect:
- Is the amendment proposal more- or less-restrictive than the I-Codes; More, Less, Same:

**Departmental Impact:**

Click or tap here to enter text.

**Note:** Indicate one of the following regarding the impact of the amendment proposal:

- The effect of the amendment proposal on the cost of review; Increase, Reduce, No Effect:
- The effect of the amendment proposal on the cost of enforcement/inspection; Increase, Reduce, No Effect: