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

2018 CODE DEVELOPMENT CYCLE

<table>
<thead>
<tr>
<th>1) Name: Keith Peetz</th>
<th>Date: Revised July 18 August 7, 2019</th>
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<tbody>
<tr>
<td><a href="mailto:Keith.peetz@denvergov.org">Keith.peetz@denvergov.org</a></td>
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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

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AMENDMENT PROPOSAL

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

**Code Sections/Tables/Figures Proposed for Revision:**

Community Villages - Modify IBC Sections 302.1, 310.6, 903.2.8, 907.2.10.5. Add Section 429. Corresponding changes will be required to Chapter 9 of the Denver amended IFC.

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

**Proposal:**

1. **Modify Section 302.1 Occupancy Classification adding Group R-X to item 8 Residential:**
   
   8. Residential (see Section 310): Groups R-1, R-2, R-3, R-4 and R-X.

2. **Add Section 310.6 Residential Group R-X:**

   **310.6 Residential Group R-X:** A residential Group R-X occupancy is a group of two or more detached buildings, each building consisting of a single *sleeping unit*, where the occupants are primarily permanent in nature. A Group R-X *sleeping unit* shall not contain cooking facilities. Except as otherwise required by Section 429, residential Group R-X occupancies shall be permitted to be constructed in accordance with the *International Residential Code*. Group R-X buildings shall not be more than one story above *grade plane* in height. Basements are prohibited in Group R-X buildings.

   A detached community building with cooking facilities and a dining area is required to be provided with a Group R-X occupancy project. Storage for each resident shall be provided within the sleeping unit, the shared community building, or in a separate storage building.

   The use of a Group R-X *sleeping unit* as a Dormitory space is prohibited.

3. **Add Section 429 Residential Group R-X:**

   **Section 429**
   
   Residential Group R-X

November 15, 2005
429.1 General. A Group R-X sleeping unit shall comply with Sections 429.2 through 429.15.

429.2 Individual sleeping unit floor area. The habitable floor area of an individual sleeping unit shall be not less than 70 square feet. The minimum interior dimension of the habitable area of an individual sleeping unit shall not be less than 7 feet. A Group R-X sleeping unit shall be 400 square feet or less in floor area, excluding lofts.

429.3 Maximum Occupant Load. A maximum of two people is allowed to occupy a sleeping unit with a floor area of less than 200 sq. ft. A maximum of three people may occupy a sleeping unit with a floor greater than 200 sq. ft.

429.34 Building Separation Distances. The minimum separation between individual sleeping units is 10 feet. The separation distance between sleeping units and the community building or any storage building shall comply with the provisions of Section 705.3. A sleeping unit and the community building shall not be considered portions of a single building. A sleeping unit and a storage building shall not be considered portions of a single building. To apply the provisions of Section 705.3 the sleeping units shall be considered a Group R-3 occupancy.

Exception:

Reduced building separation distances shall be considered when exterior walls complying with the requirements of Section 705 are incorporated into the construction of the sleeping units. For the purpose of applying the provisions of Section 705.3, the imaginary line between two sleeping units shall be centered between the buildings.

In no case shall the separation between buildings be reduced to less than 5 feet. The minimum separation distance between roof overhangs is 4 feet.

429.4-5 Fire Apparatus Access Roads. Approved fire apparatus access roads complying with the requirements of IFCA Section 503 shall extend to within 150 feet of all portions of any sleeping unit and all portions of the exterior walls of the sleeping units, as measured by a DFD approved route around the exterior of the sleeping units.

To apply the provisions of IFCA-Table 503.2.1 Minimum Clear Widths for Existing Emergency Fire Apparatus Access Roads, Group R-X occupancies shall be considered single-family detached buildings without alleys or driveways that extend to the road.

The installation of a security gate across a fire apparatus access road must be approved by the fire code official.

429.5-6 Individual Sleeping Unit Address. Individual sleeping units shall be provided with approved address identification in accordance with Section 502. A permanent weatherproof sitemap identifying the address numbers of the sleeping units shall be provided at the entrance into a campus of sleeping units.

429.67 Sleeping unit exterior stairway illumination. The exterior stairway of a sleeping unit shall be provided with a light source located at the top of the stairway.

429.7-8 Fire Hydrants. All portions of any sleeping unit must be located no more than 600 feet from a fire hydrant. Hydrants must provide a fire-flow as defined in the table below at a minimum residual pressure of 20 psi.

Table 429.7 Required Number of Hydrants and Fire-Flow

November 15, 2005
### Aggregate floor area of buildings on the site (square feet) | Minimum Number of Hydrants Required | Hydrant Fire-Flow (gpm) | Flow Duration (hours)
---|---|---|---
0 - 3,600 | 1 | 1,500 | 1
3,601 – 4,800 | 1 | 1,750 | 1
4,801 – 6,200 | 2 | 2,000 | 2
6,201-7,700 | 2 | 2,250 | 2

#### 429.8-9 Fire protection. Smoke alarms shall be provided in accordance with Section 907.2.10. To apply the provisions of Section 907.2.10 the Group R-X sleeping units shall be considered a Group R-1 occupancy.

#### 429.9-10 Accessibility. Where there are four or more sleeping units on a site at least one sleeping unit shall be a Type B unit. Accessibility shall be designed in accordance with Chapter 11. In Group R-X occupancies with 20 or more sleeping units on one site, at least 5 percent but not less than one of the sleeping units shall be a Type B unit.

#### 429.10-11 Plumbing facilities. The sleeping units shall be provided with minimum plumbing facilities as specified by Chapter 29, for a residential dormitory classification, except that a single bathtub or shower is permitted to serve up to 10 sleeping units. Where a group of sleeping units includes a Type B unit, the plumbing fixtures shall be accessible. The path of travel to these facilities shall not exceed 200 feet from any sleeping unit or from the community building.

Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing or cooking purposes. A potable water supply system shall be designed, installed and maintained in such a manner to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross connections or any other piping connections to the system.

The community building shall provide a water dispenser that is manually controlled by the user for dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Such fixture shall be connected to the potable water distribution system of the premises. This definition includes a free-standing apparatus for the same purpose that is not connected to the potable water distribution system and that is supplied with potable water from a container, bottle or reservoir.

The community building shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

#### 429.11-12 Group R-X cooking facilities. Domestic cooking appliances, within a community building accessory to Group R-X sleeping units, for use by the residents shall be in compliance with all of the following:
1. The types of domestic cooking appliances shall be limited to ovens, cooktops, ranges, warmers, coffee makers and microwaves.
2. Domestic cooking appliances shall be limited to approved locations.
3. Cooktops and ranges shall be protected in accordance with Section 904.13.1.1.
4. Cooktops and ranges shall be provided with a domestic cooking hood installed and constructed in accordance with Section 505 of the International Mechanical Code.

429.12-13 Lofts. Lofts used as sleeping or living space within a Group R-X sleeping unit shall conform to the requirements of International Residential Code Appendix Section AQ104.

429.13-14 Temporarily placed relocatable sleeping units and associated buildings. Temporarily placed relocatable sleeping units and associated buildings shall comply with the provisions of IBCA Section 3103.

Exceptions:
1. Where approved by the building official, temporary structures and relocatable buildings may be placed on a site for a period of up to four years without a permanent foundation.
2. Where approved by the building official, Denver Water, and Public Works, temporary structures and relocatable buildings may be placed on a site for a period of up to 180 days without being connected to a public water supply and without the sanitary drainage from plumbing fixtures being connected to a public sewer. There may be one 180 day extension granted by the building official when required. A formal request must be submitted thirty (30) days prior to the required vacancy. Where a water tank is used to supply potable water to plumbing fixtures, the interior surface of the tank shall be lined or coated to conform to NSF International standard NSF-61. The interior surface of a potable water tank shall not be lined, painted or repaired with any material that changes the taste, odor, color or potability of the water supply when the tank is placed in, or returned to, service.

429.14-15 Outside Storage. Outside storage of combustible materials and hazardous materials, including aerosols and propane, between adjacent sleeping units is prohibited.

429.15-16 Existing Sleeping Units. The legal occupancy of any existing sleeping unit on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or the International Fire Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

4. Modify IBC Section 903.2.8 Group R:

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Group R-X occupancies

Supporting Information:

Note: Show the proposal using strikethrough, underlining format. At the beginning of each section, one of the following instruction lines are also needed:
• Revise as follows
• Add new text as follows
• Delete and substitute as follows
• Delete without substitution

Supporting Information:

November 15, 2005
The purpose of this amendment is to provide provisions in the Denver Building Code to enable community villages to be created to reduce homelessness. Community village proposals to date have been allowed in Denver only by way of the DBC administrative modification process.

Currently neither the IBC nor IRC directly provide code provisions for the described community village concept. The individual sleeping units within these community villages on their own do not provide the complete independent living facilities required by the IRC for a dwelling unit. A significant code provision within this proposal is relief from the IBC requirement to provide automatic fire sprinkler protection within the detached sleeping units.

This proposal is intentionally silent with respect to whether the community villages are temporary or permanent. All Code provisions which would apply to any other type occupied temporarily or permanently placed building, e.g. foundations and utility connections, would equally apply to community village structures.

The provisions for fire lanes, fire hydrants, and smoke alarms were developed in cooperation with Denver Fire Department plans review staff.

The minimum individual sleeping unit dimensions of Section 429.2 are taken from IRC Section R304. The maximum size of a sleeping unit is set at the same maximum as allowed by IRC Appendix Q for a tiny house.

The individual sleeping unit addressing provisions of Section 429.5 are a modification of the addressing provisions of IBC section 502 rather than repeating the requirements verbatim within section 429.

The exterior stairway lighting provisions of Section 429.6 have been extracted from IRC Section R303.8.

The potable water requirements found in Sections 429.10 and 429.13 were taken from 2018 IPC Sections 602 – Water Required and 608 – Protection of Potable Water Supply. The definition for a water dispenser was taken from 2018 IPC Section 202 – General Definitions.

The provisions of Section 429.11 are intended to address the exhaust of cooking appliances within the cooking facility building – which is not a Group R-X occupancy – which is an essential component of a community village campus have been extracted from the domestic cooking appliance provisions of IBC Section 420.9.

IRC Appendix Chapter Q Tiny Houses, Section AQ102 limits the maximum size of a tiny house to 400 SF. I added this same limit to Community Village proposal in Section 310.6. In Section 310.6 I also introduced the possibility for a Group R-X occupancy to include a loft.

Added Section 429.12 which references IRC Appendix Chapter Q Tiny Houses, Section AQ104 - Lofts.

Section 429.13. Is a specific accommodation to the tiny village concept with respect to the length of time these small structures may be placed on temporary foundations and to the maximum amount of time the community may exist prior to being required to provide connection to permanent utilities.

**Referenced Standards:**

None

**Impact:**

The purpose of this amendment is to provide provisions in the Denver Building Code to enable community villages to be created to reduce homelessness. Community village proposals to date have been allowed in Denver only by way of the DBC administrative modification process.

**Departmental Impact:**

November 15, 2005
The review of community village proposals will become a conventional review and eliminate the requirement for their approval to be only by the means of the approval of an administrative modification request.