Code Amendment Proposal Form
For public amendments proposed to the 2018 editions of the International Codes

Instructions: Upload this form and all accompanying documentation at www.denvergov.org/BuildingCode. If you are submitting your proposal on a separate sheet, make sure it includes all information requested below.

All proposals must be received by April 26, 2019.

CONTACT INFORMATION

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ng below, I hereby grant and assign to City and County of Denver all rights in copyright I may have in any authorship contributions I make to City and County of Denver in connection with this proposal. I understand that I will have no rights in any City and County of Denver publications that use such contributions in the form submitted by me or another similar form and certify that such contributions are not protected by the copyright of any other person or entity.

Signature:

AMENDMENT PROPOSAL

Please use a separate form for each proposal.

1) Code(s) associated with this proposal. Please use acronym: IRC

If you submitted a separate coordination change to another code, please indicate which code: 

Acronym Code Name
DBC-AP Denver Building Code–Administrative

Provisions
DBC-xxxx Denver Building Code–xxxx (code)
amendments (e.g., DBC-IBC,
DBC-IEBC)

IBC International Building Code
IEBC International Existing Building Code
IECC International Energy Conservation Code

Acronym Code Name
IFC International Fire Code
IFGC International Fuel Gas Code
IGCC International Green Construction Code
IMC International Mechanical Code
IPC International Plumbing Code
IRC International Residential Code

2) Please check here if a separate graphic file is provided: ☐

Graphics may also be embedded within your proposal below.

3) Use this template to submit your proposal or attach a separate file, but please include all items requested below in your proposal. The only formatting needed is BOLDING, STRIKEOUT AND UNDERLINING. Please do not provide additional formatting such as tabs, columns, etc., as this will be done by CPD.

Code Sections/Tables/Figures Proposed for Revision:

R202

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

Proposal:
[RB] TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and has a yard or public way on not less than two sides the full length of one of the four principal sides and has a yard or public way on at least 50% of the length of another principal side.

Note: Show the proposal using strikeout, underline format. At the start of each section, give one of the following instructions:

- Revise as follows:
- Add new text as follows:
- Delete and substitute as follows:
- Delete without substitution:

Supporting Information:

This proposal adds a new Denver amendment to codify an interpretation that Denver has used for some time to evaluate whether a townhouse meets the open sides requirement in the IRC. Rather than leaving this as an interpretation, it is best to put this in the code so designers know how we will interpret this, leading to clear expectations and less redesign.

The definition of “townhouse” requires a yard or public way on not less than two sides, which is intended to provide some degree of independence from the other townhouse units in a building; however, the definition does not dictate the length required for a yard or public way. This proposal requires a yard or public way on the full length of one side and 50% of the length of a second side, which is a reasonable amount to provide the degree of independence intended and to provide fire department access. This amendment also clarifies that this requirement applies to the principal sides of a townhouse (e.g. North, South, East and West sides) – this is to avoid a short wall at a bump out or recess being counted as an open side. There is a need for this requirement as configurations of townhouses can create situations with a side that has a relatively small proportion of the wall length that has a yard or public way; for example, townhouse that are configured around the corner of a townhouse building per the drawing below.

Note: This section MUST include these items:

- **Purpose**: State the purpose of the proposed amendment to physical, environmental and customary characteristics that are specific to the City and County of Denver (e.g., clarify the code; revise outdated material; substitute new or revised material
for physical, environmental and customary characteristics; add new requirements to the code; delete current requirements, etc. to reflect physical, environmental and customary characteristics that are specific to the City and County of Denver)

- **Reasons:** Clearly justify the change to current code provisions, stating why the proposal is necessary to reflect physical, environmental and customary characteristics that are specific to the City and County of Denver. Proposals that add or delete requirements shall be supported by a logical explanation that clearly shows why the current code does not reflect physical, environmental and customary characteristics that are specific to the City and County of Denver and explains how such proposal will improve the code.

- **Substantiation:** Substantiate the proposed amendment based on technical information and substantiation. Substantiation provided which is reviewed and determined as not germane to the technical issues addressed in the proposed amendment shall be identified as such.

- **Bibliography:** Include a bibliography when substantiating material is associated with the amendment proposal. The proponent shall make the substantiating materials available for review.

### Referenced Standards:

None.

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

### Impact:

There is no impact on the cost of construction since this proposal is consistent with Denver’s current interpretation. Design cost may decrease due to increased clarity and less re-design. This proposal is essentially the same as the IRC since it is an interpretation.

**Note:** Discuss the impact of this proposal in this section AND indicate the impact of this amendment proposal for each of the following:

- The effect of the proposal on the cost of construction:  ☒ No Effect
- The effect of the proposal on the cost of design:  ☒ No Effect
- Is the proposal more or less restrictive than the I-codes:  ☒ Same

### Departmental Impact: (To be filled out by CPD staff)

**Note:** CITY STAFF ONLY. Discuss the impact of this proposal in this section AND indicate the impact of this amendment proposal for each of the following:

- The effect of the proposal on the cost of review:  ☐ Increase ☐ Reduce  ☒ No Effect
- The effect of the proposal on the cost of enforcement/inspection:  ☐ Increase ☐ Reduce  ☒ No Effect