



On October 29, 2018, Denver City Council approved amendment package 4 to the 2016 Denver Building and Fire Code in conjunction with the new Green Buildings Ordinance. This amendment package includes amendments to the Denver Building Code Chapter 1, IBC Chapter 15, and IFC Chapters 1, 3 and 9, as summarized below.

### 1. DBC Chapter 1 – Revised Section 108.6.3

Language added to the last sentence (see underlined language below) of this section to make it clear that the Board of Appeals cannot grant variations or variances to the new Green Buildings Ordinance found in Article XIII of Chapter 10. The rest of the section remains unchanged.

**108.6.3 Additional Powers.** The Board shall have and exercise the powers hereinafter set forth in connection with Chapter 10 of the Revised Municipal Code. In the exercise of its powers, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and, to that end, shall have all the powers of the officer or department from whom the appeal is taken. Notwithstanding the above and any other part of this Section, the Board shall not have these powers with respect to Articles I, IV, V, and VIII of Chapter 10; additionally, the Board shall not have the power to grant variations with respect to Article XIII of Chapter 10.

### 2. IBC Chapter 15 – Added Section 1505.10

Adds an amendment for 1505.10 related to roof gardens and landscaped roofs so that these roofs must follow the Rules and Regulations governing Green Buildings, regardless as to whether it is being used to meet the Green Building ordinance requirements.

**Section 1505.10 Roof gardens and landscaped roofs is replaced in its entirety with the following:**

**1505.10 Roof gardens and landscaped roofs.** Roof gardens and landscaped roofs shall comply with Section 1507.16, and shall be installed in accordance with ANSI/SPRI VF-1 and the administrative and design requirements for vegetated roofs in the Department of Community Planning and Development and Department of Public Health and Environment Rules Governing Green Buildings.

**3. IFC Chapter 1 – Deleted Section 105.6.161**

Deletes the requirement for an operational permit for any rooftop garden or landscaped roof of 500 square feet or greater that was added in Amendment 3.

**4. IFC Chapter 3 – Added an amendment for Section 317.1, 317.1.1 and 317.6**

Section 317 of the IFC has been amended to replace Section 317.1 and add two new sections, 317.1.1 and 317.6.

**Section 317.1 General is replaced as follows:**

**317.1 General.** Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with Sections 317.2 through 317.6 and Section 1505 and 1507.16 of the *International Building Code* and shall be installed in accordance with ANSI/SPRI-VF-1 and the administrative and design requirements for vegetated roofs in the Department of Community Planning and Development and Department of Public Health and Environment Rules Governing Green Buildings.

**Section 317.1.1 Vegetated roofing system materials is added:**

**317.1.1 Vegetated roofing system materials.** In buildings of Type V, IV, III, or II-B construction, the vegetated roofing system materials shall contain assemblies that include modular trays or containers that do not exceed 4 square feet per tray or container, weigh no more than 180 pounds per tray or container when fully saturated and vegetated, and do not present excessive burning characteristics as evaluated by the Fire Code Official.

**Exception.** The Fire Code Official may allow vegetated roofing system materials that do not contain assemblies that include modular trays or containers when an *owner* can provide sufficient evidence that the rooftop garden or landscaped roof allows fire fighters or emergency responders to conduct ventilation during firefighting efforts and post-fire salvage and overhaul operations.

**Section 317.6 Fire access is added:**

**317.6 Fire access.** All roofs containing vegetated areas shall be afforded access via exit stairways and fixed permanent ladders to upper roofs. The exit stairways and fixed permanent ladders to upper roofs shall be located within 230 feet from any vegetated area. Access points shall be separated by a minimum of 10 feet from the vegetated areas.

**Exceptions:**

1. In buildings less than 4 stories in height, exit stairways and fixed permanent ladders need not be provided, but there shall be a minimum 8 foot wide clear perimeter around the edges of the roof.
2. In existing buildings, the Fire Code Official shall approve methods of access to all vegetated areas.

**5. IFC Chapter 9 – Adds an amendment to Section 905.3.8**

Section 905.3.8 in the IFC is replaced with new language as shown below related to standpipe requirements when a building has a rooftop garden or landscaped roof.

**Section 905.3.8. Rooftop gardens and landscaped roofs is replaced as follows:**

**905.3.8. Rooftop gardens and landscaped roofs.** Buildings or structures that have rooftop gardens or landscaped roofs and that are equipped with a standpipe system shall have the standpipe system extended to the roof level on which the rooftop garden or landscaped roof is located. The standpipe hose outlet shall be located within 230 feet of all vegetated areas and located within the access point.

**Exception.** In existing buildings, the Fire Code Official may approve a standpipe hose outlet in an alternate location when the building provides an approved alternative method for fire fighters or emergency responders to accomplish suppression efforts.

**6. IFC Chapter 9 – Adds an exception to an existing amendment in Section 907.2.13.4.1**

An existing amendment to Section 907.2.13.4.1 in the IFC had an exception added for vegetated roofs such that activation of rooftop manual pull stations shall not activate building vertical pressurization systems.

**907.2.13.4.1 Activation of pressurization.** Activation of stair and elevator hoistway enclosure pressurization shall be initiated by activation of any alarm-initiating device in accordance with Section 907.2.13.4 above.

**Exception:** On vegetated roofs, activation of rooftop manual pull stations shall not activate building vertical pressurization systems.