



# DENVER AMENDMENT PROPOSAL FORM FOR PROPOSALS TO THE 2019 DENVER BUILDING CODE AMENDMENTS AND THE 2021 INTERNATIONAL CODES

**DENVER**  
THE MILE HIGH CITY

## 2021 CODE DEVELOPMENT CYCLE

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2) One proposal per this document is to be provided with clear and concise information.

Is a separate graphic file provided (“X” to answer): \_\_\_ Yes or X No

3) Highlight the code and acronym that applies to the proposal

<u>Acronym</u>	<u>Code Name</u>	<u>Acronym</u>	<u>Code Name</u>
DBC-AP	Denver Building Code–Administrative Provisions	IPC	International Plumbing Code
IBC	International Building Code	<b>IRC</b>	<b>International Residential Code</b>
IECC	International Energy Conservation Code	IFGC	International Fuel Gas Code
IEBC	International Existing Building Code	IMC	International Mechanical Code
IFC	International Fire Code	DGC	Denver Green Code

## AMENDMENT PROPOSAL

Please provide all the following items in your amendment proposal.

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

**Instructions:** If the proposal is for a new section, indicate (new), otherwise enter applicable code section.

**Proposal:**

**Instructions:** Show the proposal using ~~strikeout~~, underline format.

**Place an “X” next to the choice that best defines your proposal:** \_\_\_ Revision \_\_\_ New Text \_\_\_ Delete/Substitute **X**

**Deletion**

**Delete Exception 6 from the Denver Amendments to R302.1**

**R302.1 Exterior walls.** Construction, projections, openings and penetrations of *exterior walls* of *dwellings*, *townhouse units* and accessory buildings shall comply with Table R302.1(1); or *dwellings* and *townhouse units* equipped throughout with an *automatic sprinkler system* installed in accordance with Section R313.2 shall comply with Table R302.1(2).

**Exceptions:**

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *individual dwelling units* and their *accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempt from permits are not required to provide wall protection based on the location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* or *townhouse* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
- ~~6. Where the zoning ordinance establishes a minimum ten-foot clear separation distance between the exterior walls of adjacent one- and two-family *dwellings* located on separated properties and allows one building to be~~

~~closer to actual lot line than the other, the imaginary line provision of Section 705.3 of the *International Building Code* may be used. The exterior wall shall not be located less than three feet to the actual property line. The location of the assumed imaginary line with relation to both buildings shall be such that the exterior wall, openings, projections and penetrations meet the criteria set forth in Section R302.1.~~

**Supporting Information (Required):**

All proposals must include a written explanation and justification as to how they address physical, environmental, and/or customary characteristics that are specific to the City and County of Denver. The following questions must be answered for a proposal to be considered.

- Purpose: What does your proposal achieve?

This proposal removes an exception that ties a building code requirement to a zoning code requirement that is only found in Former Chapter 59.

- Reason: Why is your proposal necessary?

Denver has two zoning codes: The Denver Zoning Code and Former Chapter 59. Former Chapter 59 regulates just over 20% of Denver's land area and about 25% of Denver's residential units. Community Planning and Development is actively pursuing a regulatory project to rezone out of Former Chapter 59, so that Denver is only regulated by one zoning code.

The Denver Zoning Code does not establish a minimum separation distance between exterior walls of one- and two- family dwellings, which makes this exception not applicable to projects regulated by the Denver Zoning Code.

The requirement for minimum spacing between buildings (minimum 10-foot clear distance) can be found in Former Chapter 59, Article 8 Special Zone Lot Plans for Planned Building Groups. See Section 59-619 (b)(3). states, "Minimum spacing between buildings. The minimum spacing between any two buildings containing a use by right in a special zone lot for planned building group shall be ten (10) feet. The required spacing between such buildings shall be measured as the minimum distance between any two exterior building walls of the buildings." This code section typically applies when there are multiple one-family or two-family dwellings on a zone lot. In this case, setbacks only apply to the zone lot and not to each property or lot. So, a building separation applies to regulate the distance between adjacent buildings.

By removing the exception, fire separation distance will be measured per DBFC Amendment to IRC Section R202. Fire separation distance:

1. To the closest interior lot line.
2. To the center of a street, alley, or public way.
3. To an imaginary line between two buildings or townhouses on the lot.

The distance shall be measured at a right angle from the face of the wall.

In summary, the removal of this exception:

1. Anticipates the rezoning from Former Chapter 59 to The Denver Zoning Code;
2. Eliminates confusion from applicants that can not find where in the zoning ordinance buildings are required to have a minimum ten-foot clear separation distance;
3. Removes a tie to a zoning code requirement; and
4. Allows for the consistent application of fire separation distance and fire resistance construction.

- Substantiation: Why is your proposal valid? (i.e. technical justification)

The removal of this exception allows all one- and two- family dwellings allows fire separation distance to be consistently applied to all one- and two- family dwellings. This will also allow fire resistance construction to be consistently applied to new and existing dwellings across Denver equally. As Denver is only required to keep building permit applications for 6 years, Denver does not have a mechanism to track when projects utilized this exception and where the imaginary line was established. This is problematic for applying fire resistance construction to existing dwellings that submit applications for repairs, alterations, or additions.

**Bibliography and Access to Materials** (as needed when substantiating material is associated with the amendment proposal):

Denver Zoning Code  
[denvergov.org/zoning](http://denvergov.org/zoning)

Map of Land Area Regulated by Former Chapter 59

<https://denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/text-amendments/group-living/maps/former-chapter-59-residential-map.pdf>

Former Chapter 59 Rezoning Presentation

<https://denvercity.sharepoint.com/:p:/s/RegulatoryTeamFXY/EZlbPkGnhpxEqvp9mcDQSHwBzsShQvDA3W9XILndK5mSg?e=Tauvat>

Former Chapter 59, Article VII. Special Zone Lot Plans for Planned Building Groups

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Former\\_Chapter\\_59/Article%20VIII%20Special%20Zone%20Lot%20Plans%20for%20PBGs%20of%20Former%20Chapter%2059\\_62510.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Former_Chapter_59/Article%20VIII%20Special%20Zone%20Lot%20Plans%20for%20PBGs%20of%20Former%20Chapter%2059_62510.pdf)

**Other Regulations Proposed to be Affected**

**\*For proposals to delete content from the 2019 Denver Green Code in conjunction with adding it to other mandatory Denver codes and/or regulations, only.**

Please identify which other mandatory codes or regulations are suggested to be updated (if any) to accept relocated content.

**Referenced Standards:**

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

**Impact:**

How will this proposal impact cost and restrictiveness of code? ("X" answer for each item below)

Cost of construction:    \_\_\_ Increase    \_\_\_ Decrease      X   No Impact

Cost of design:         \_\_\_ Increase    \_\_\_ Decrease      X   No Impact

Restrictiveness:          X   Increase    \_\_\_ Decrease    \_\_\_ No Impact

**Departmental Impact (City use only):**

This amendment proposal increases/decreases/is neutral to the cost of plans review.

This amendment increases/decreases/is neutral to the cost of inspections.