

ORDINANCE NO. 11-2025

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2024 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, THE INTERNATIONAL SWIMMING AND SPA CODE, 2024 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL. ALSO ADOPTING BY REFERENCE, THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, 2023 EDITION; AND THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION

WHEREAS, the Town of Garden City wishes to adopt an ordinance repealing Ordinance No. 02-2020, _ adopted the 7th_ day of April 2020_ and any amendments thereto and adopting by reference The International Building Code (2024 Edition); The International Residential Code (2024 Edition); The International Mechanical Code (2024 Edition); The International Fuel Gas Code (2024 Edition); The International Plumbing Code (2024 Edition); The International Energy Conservation Code (2024 Edition); The International Property Maintenance Code (2024 Edition); The International Existing Building Code (2024 Edition); The International Swimming and Spa Code (2024 Edition), Promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with the specified amendments. The Town also wishes to adopt by reference the Colorado Model Electric and Solar Ready Code, 2023 Edition; and (13) the Colorado Wildfire Resiliency Code, 2025 Edition.

NOW, THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Garden City, Colorado

Section 1. Adoption

There is hereby adopted pursuant to 31-16-202 C.R.S. the following International Codes by reference. One (1) copy of each is on file in the Town Clerk's office.

Section 2. International Building Code

The International Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 35 inclusive and Appendix Chapter I, is hereby adopted by reference as the Town of Garden City Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IBC Section 101.1 IBC Section 101.1 (Title) is amended by the addition of the term "Town of Garden City" where indicated.

IBC Section 101.4.3 IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.

IBC Section 101.4.5 IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.

IBC Section 101.4.6 IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2024 International Energy Conservation Code”.

(5) IBC Section 103.1 IBC Section 103.1 (Creation of Enforcement Agency) is amended by adding “Town of Garden City” where indicated.

IBC Section 105.1 IBC Section 105.1 (Required) is amended by replacing the words “building official” with “Town”.

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Exception #2 and replacing with “Fences not over 6 feet high.”

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

IBC Section 105.5 IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IBC Section 109.4 IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

IBC Section 109.6 IBC Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IBC Section 111.3 IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with ‘Town’.

IBC Section 113.1 IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Council.”

IBC Section 113.3 IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

IBC Section 114.2 IBC Section 114.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC” after the last paragraph.

IBC Section 202 IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

IBC Section 915.2.1 IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level.”

IBM Section 1015.2 IBM Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.”

IBC Section 1031.3.1 IBC Section 1031.3.1 (Minimum size) is amended by the deletion of the exception.

IBC Section 1301.1.1 IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2024 International Energy Conservation Code”.

(20) IBC Section 1608 to read as follows:

The design ground snow load PG shall be 30 pfs for the Town of Garden City per the Colorado Design Snow Loads, published by the Structural Engineers Association of Colorado (dated April 2016, <https://www.seacolorado.org/publications.php>). The design roof snow load values shall be determined from Chapter 7, ASCE 7-16, including all applicable factors, and loading and drifting considerations. In no case shall the final design roof snow load be less than a uniformly distributed load of 30 psf.

IBC Section 1612.3 IBM Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Garden City” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Garden City, where indicated in [Date of Issuance].

Section 3. International Residential Code

The International Residential Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Garden City Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows:

IRC Section R101.1 IRC Section R101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IRC Section R103.1 IRC Section 103.1 (Creation of Agency) is amended by adding “Town of Garden City” where indicated.

IRC Section R105.1 IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town”.

IRC Section R105.2 IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #10 is deleted in its entirety and replaced with: “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IRC Section R108.5 IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

“R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.”

IRC Section R110.4 IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with ‘Town’.

IRC Section R112.1 IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Council.”

IRC Section R112.3 IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

IRC Section R113.2 IRC Section R113.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC” after the last paragraph.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room’ (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R312 and R313 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

IRC Table R301.2 (1) IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Categor y	Subject to Damage From			Winter Design Temp Deg. F	Ice barrier Underlaymen t Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographi c effects		Weatherin g	Frost Line	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	26713	1000	43F

IRC Section R309 IRC Section R309 (Fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section R319.1 IRC Section R319.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

“All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R319.1 through R319.2.4.”

IRC Section R319.4 IRC Section R319.4 (Area wells) is amended by the addition of the following;

“All windows in basements shall be an escape and rescue window, if requiring a window (area) well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section.”

IRC Section R319.4.2 IRC Section R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

“Exception: Only one window well ladder shall be required in an unfinished basement.”

IRC Section R321.1.1 IRC Section R321.1.1 (Guards required) is amended by the addition of the following after the existing paragraph in that section as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper

than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

The access side of stairways need not be protected.

Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R319.4 of this code.

Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

IRC Section R311.3 IRC Section R311.3 (Location) is amended by deleting the first sentence and replacing it with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level.”

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

“Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer’s soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.”

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

“All foundation drains shall be designed and inspected by a State of Colorado registered design professional.”

IRC Section R905.2.4. (Impact resistance of asphalt shingles) is amended with the addition of the following after the first sentence:

Asphalt shingles shall be Class 4 impact resistant, tested in accordance with UL2218, and installed in accordance with the manufacturer’s installation instructions.

Exceptions

1. When an owner wishes to replace existing asphalt shingles that are less than class 4 impact resistant with tiles of a similar color or style, and there are no class 4 impact resistance shingles available of similar color or style, the building official may approve alternate materials that are less than class 4 impact resistant, so long as the replacement shingles are the highest class of impact resistant shingles available that match the color or style of the existing

shingles. If no impact resistant materials are available, the building official may approve non-impact resistant materials that meet all other applicable requirements of this Code.

2. For repairs or additions to existing asphalt shingles that are less than class 4 impact resistant, the owner may use the same or similar materials regardless of impact resistance of the new shingles.

IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2024 International Energy Conservation Code.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following:

“All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with “DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches”.

Section 4. International Mechanical Code

The International Mechanical Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, is hereby adopted by reference as the Town of Garden City Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IMC Section 103.1 IMC Section 103.1 (Creation of Agency) is amended by the addition of the term “Town of Garden City” where indicated

Section 5. International Fuel Gas Code

The International Fuel Gas Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Garden City Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IFGC Section 101.1 IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IFGC Section 103.1 IFGC Section 103.1 (Creation of Agency) is amended by adding “Town of Garden City” where indicated.

IFGC Section 404.12 IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following:

“All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

IFGC Section 404.12.1 (Individual outside appliances) is amended by the deletion of this section in its entirety.

IFGC Section 406.4.1 IFGC Section 406.4.1 (Test pressure) is amended by replacing “3 psig” with “10 psig”.

Section 6. International Plumbing Code

The International Plumbing Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference as the Town of Garden City Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IPC Section 101.1 IPC Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IPC Section 103.1 IPC Section 103.1 (Creation of Agency) is amended by adding “Town of Garden City” where indicated.

IPC Section 305.4.1 IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IPC Section 312.3 IPC Section 312.3 (Drainage and vent air test) is amended by the deletion of the first sentence.

IPC Section 903.1 IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

Section 7. International Energy Conservation Code

The International Energy Conservation Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 5 inclusive, is hereby adopted by reference as the Town of Garden City Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IECC Section C101.1 IECC Section C101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IECC Section 103.1 (Creation of Agency) is amended by adding “Town of Garden City” where indicated.

IECC Section C109.1 IECC Section 109.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Council.”

IECC Section C109.3 IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

IECC Section R202 (General Definitions) is retained except the following addition:

Dwelling Unit Enclosure Area: The sum of all the boundary surfaces that define the dwelling unit, including top/ceiling, bottom/floor, and the sides of all walls. This does not include interior partition walls within the dwelling unit. Wall height should be measured from the finished floor of the dwelling unit to the underside of the floor above (rather than stopping at the finished ceiling).

IECC Section R402.5.1.3 (Testing) is amended to read as follow:

Single family detached buildings or dwelling units shall be tested and verified as having an air leakage rate of not exceeding three air changes per hour in Climate Zones 1 through 8, or 0.24 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area. Attached single family or multifamily buildings or dwelling units shall be tested and verified as having an air leakage rate of five or less air changes per hour in Climate Zones 1 through 8 or 0.30 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area.

IECC Section R403.3.7 (Duct testing (Mandatory)) is amended to read as follows:

Ducts shall be pressure tested to determine air leakage by one of the following methods: and shall not leak more than 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area served, (4cfm/100sqft), when the air handler is installed at the time of the test. When the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area; (3cfm/100sqft). Registers shall be taped or otherwise sealed during the test.

Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception:

- a. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
- b. If the HVAC duct system is serving less than or equal to 1,200 square feet of conditioned floor area, the allowable duct leakage shall be 60 cubic feet per minute or less.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

Section 8. International Property Maintenance Code

The International Property Maintenance Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Garden City Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

IPMC Section 101.1 IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Garden City" where indicated.

IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

(3) IPMC Section 103.1 IPMC Section 103.1 (Creation of Agency) is amended by the addition of the term "Town of Garden City" where indicated.

IPMC Section 106.1 IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting;

“The members of the Board of Appeals shall be comprised of the members of the Town Council”

IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.

IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by the deletion of this section in its entirety.

IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by the deletion of this section in its entirety.

IPMC Section 304.3 IPMC Section 304.3 (Premises Identification) is amended by deleting the 4th paragraph and replacing with “Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch.”

IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deletion of this section in its entirety.

IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

IPMC Section 604.2 IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the State of Colorado.”

Section 9. International Existing Building Code

The International Existing Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, is hereby adopted by reference as the Town of Garden City Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.

IEBC Section 101.1 IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IEBC Section 103.1 IEBC Section 103.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

IEBC Section 1401.2 IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replacing it with the following:

“Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

Section 10. International Swimming Pool and Spa Code

The International Swimming Pool and Spa Code. 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Garden City Swimming Pool and Spa Code as if fully set out in this ordinance with no additions, deletions, insertions or changes as follows:

The International Swimming Pool and Spa Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

ISPSC Section 103.1 ISPSC Section 103.1 (Creation of Agency) is amended by adding “Town of Garden City” where indicated.

Section 11. Colorado Model Electric and Solar Ready Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Model Electric and Solar Ready Code, 2023 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202 is hereby adopted by reference as the Town of Garden City Model Electric and Solar Ready Code to have the same force and effect as if fully set forth herein.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The Colorado Model Electric and Solar Ready Code, 2023 Edition, adopted herein, is hereby modified by the following additions, deletions and/or insertions:

Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

Section 102.1.2 (Buildings Impacted by a Natural Disaster) is amended by the addition of the term “Town of Garden City” where indicated.

Section 102.2 (Substantial Cost Differential Waiver) is amended by the addition of the term “Town of Garden City” where indicated.

Section 12. Colorado Wildfire Resiliency Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Wildfire Resiliency Code, 2025 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202, Chapters 1 through 5 inclusive and Appendixes A, B and C, is hereby adopted by reference as the Town of Garden City Wildfire Resiliency Code to have the same force and effect as if fully set forth herein.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The Colorado Wildfire Resiliency Code, 2025 Edition, adopted herein is hereby modified by the following additions, deletions and/or insertions:

Section 101.1 (Title) is amended by the addition of the term “Town of Garden City” where indicated.

Section 13. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 14. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 15. Code Revisions. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 16. Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become thirty (30) days after publication..

READ AND INTRODUCED this 18th day of November, 2025 , and public hearing scheduled for December 9th, 2025. **PASSED AND ADOPTED, SIGNED AND APPROVED**, following public hearing this 9th day of December 2025

TOWN OF GARDEN CITY

By: _____
Mayor

ATTEST:

By: _____
Town Clerk