



Town Council Regular Meeting
Tuesday, November 25, 2025, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

- A. TOWN COUNCIL MINUTES - NOVEMBER 11, 2025

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

- A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

V. CONTINUED BUSINESS

- A. SECOND READING OF COUNCIL BILLS, SERIES 2025
 - 1. COUNCIL BILL NO. 21, SERIES 2025 — AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION.

VI. NEW BUSINESS

- A. FIRST READING OF COUNCIL BILLS, SERIES 2025
- B. RESOLUTIONS, SERIES 2025
- C. OTHER

VII. PLANNING MATTERS

- A. PLANNING COMMISSION DECISIONS

VIII. REPORT OF TOWN MANAGER AND STAFF

IX. REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE
- C. BRECKENRIDGE TOURISM OFFICE
- D. BRECKENRIDGE HISTORY
- E. BRECKENRIDGE CREATIVE ARTS
- F. CML ADVISORY BOARD UPDATE
- G. SOCIAL EQUITY ADVISORY COMMISSION
- H. ARTS & CULTURE MASTER PLAN STEERING COMMITTEE

X. OTHER MATTERS

XI. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR DECEMBER AND JANUARY

XII. ADJOURNMENT

EXECUTIVE SESSION CERTIFICATE

Town of Breckenridge)
County of Summit)
State of Colorado)

Kelly Owens the duly elected, qualified and acting Mayor of the Town of Breckenridge, hereby certifies as follows:

As part of the town council regular meeting on Tuesday, November 11, 2025 at 5:22 pm, Council Member Rankin moved to convene in executive session pursuant to Paragraph 4(b) of Section 24-6-402, C.R.S., relating to conferences with the town attorney for purposes of receiving legal advice on specific legal questions; Paragraph 4(e) of Section 24-6-402, C.R.S determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations; and Paragraph 4(f) of Section 24-6-402, C.R.S for personnel matters not involving any specific employees who have requested discussion of the matter in open session, any member of this body or any elected official, the appointment of any person to fill an office of this body or of an elected official, or personnel policies that do not require discussion of matters personal to a particular employee. Council Member Gerard seconded the motion.

The Mayor stated a motion had been made to go into executive session pursuant to Section 24-6-402, C.R.S Paragraph 4(b) relating to conferences with the town attorney for purposes of receiving legal advice on specific legal questions; Paragraph 4(e) determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations; and Paragraph 4(f) personnel matters.

The subject of the executive session as stated in the motion included:

- (i) Receive legal advice regarding litigation between the Town and MW Golden et al. over the failed heating system at the Ullr Workforce building.
- (ii) Discuss negotiations regarding litigation between the Town and MW Golden et al. over the failed heating system at the Ullr Workforce building.
- (iii) Discuss personnel matters related to the Town Attorney’s performance and annual review. The Town Attorney was given the opportunity to request that the discussion occur in open session and declined.

A roll call vote was taken and all were in favor of the motion.

The individuals present were Mayor Kelly Owens, Councilmembers Todd Rankin, Carol Saade, Dick Carleton, Steve Gerard, and Jay Beckerman, Town Manager Shannon Haynes, Deputy Town Manager Scott Reid, and Town Attorney Keely Ambrose. Tamir Goldstein and Mary Sue Greenleaf of Taft Law were in attendance for the negotiation discussions and to provide legal advice regarding litigation between the Town and MW Golden et al. over the failed heating systems at the Ullr Workforce Building.

The executive session was adjourned at 6:35 pm. All were in favor of the motion. No decisions were made as a result of the executive session when Council returned to the open meeting and no further discussion was had.

This certificate shall be included before the minutes of the regular Town Council meeting of Tuesday, November 11th, 2025.

ATTEST:

TOWN OF BRECKENRIDGE

Mae Watson, Town Clerk

Kelly Owens, Mayor

[ONLY SIGN IF APPLICABLE]

As Town Attorney, I hereby attest that it is my opinion that the portion of the discussion in executive session which was not recorded constitutes a privileged attorney-client communication that is not required to be recorded pursuant to C.R.S. §24-6-402(2)(d.5)(II)(B).

ATTEST:

Keely Ambrose, Town Attorney

I) CALL TO ORDER, ROLL CALL

Mayor Owens called the meeting of November 11th, 2025, to order at 7:01pm. The following members answered roll call: Steve Gerard, Dick Carleton, Carol Saade, Jay Beckerman, Todd Rankin, and Mayor Kelly Owens. Marika Page was absent.

Mayor Owens recognized Veterans Day and thanked the veterans for their service.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES – OCTOBER 28, 2025

There were no changes or corrections to the meeting minutes of October 28, 2025. Mayor Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Shannon Haynes stated there were no changes to the agenda.

IV) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT)

Mayor Owens opened public comment.

Ryan Dineen, President of the Breckenridge Ski Patrol Union, thanked Council for its past support. Dineen shared that the Ski Patrol is currently negotiating a labor contract with Vail Resorts and plans to picket at the bottom of the gondola on Sunday, November 16th, pending a bargaining session on Thursday, November 13th. He noted he has coordinated with the Breckenridge Police Department and applied for a permit. Dineen said he wanted to give respectful notice to Council and the community and emphasized their commitment to a respectful demonstration.

With no public comments, Mayor Owens closed public comment.

B) BRECKENRIDGE TOURISM OFFICE UPDATE

Bill Wishowski, Managing Operations Director, reported that the November 5th winter preview drew one of the largest crowds they've ever seen. The dog parade will change its route this year, moving north to south. He noted the resident sentiment survey has been out for five weeks, but response numbers are lower than hoped. Wishowski noted results are expected in January. Wishowski shared several tourism metrics: summer room nights are down 11.7% year-over-year. The average daily rate is \$238, up \$3 from last year. Key revenue is down 10% year-over-year. Winter guest nights are also down overall. Winter average daily rates and key revenue are both increasing.

V) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2025 - PUBLIC HEARINGS

1) COUNCIL BILL NO. 18, SERIES 2025 – AN ORDINANCE AMENDING SECTIONS 5-8-5 AND 5-8-12 OF THE BRECKENRIDGE TOWN CODE CONCERNING NOISE
Mayor Owens read the title into the record.

Town Attorney Keely Ambrose introduced a proposed ordinance for second reading to amend the Town Code in response to recent state law changes on allowable decibel levels for commercial and residential zones and a Supreme Court ruling limiting who a town can grant noise exceptions too.

Mayor Owens opened the public hearing.

There were no public comments and the hearing was closed.

Council Member Rankin moved to approve COUNCIL BILL NO. 18, SERIES 2025 – AN ORDINANCE AMENDING SECTIONS 5-8-5 AND 5-8-12 OF THE BRECKENRIDGE TOWN CODE CONCERNING NOISE. Council Member Gerard seconded the motion.

The motion passed 6-0. Council Member Page was absent.

2) COUNCIL BILL NO. 19, SERIES 2025 — AN ORDINANCE APPROVING A LEASE WITH COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC FOR A CABLE AND BROADBAND COMMUNICATIONS SIGNAL PROCESSING AND TRANSMISSION FACILITY

Mayor Owens read the title into the record.

Chris Luberto, Director of IT, introduced a proposed ordinance for second reading to renew a 10-year lease with Comcast Cable Communications for the head end facility at 524 Wellington Road. The renewal will include a rent increase from \$3,300 to \$5,700 per month with 5 % annual escalations. Staff recommend approval on second reading.

Mayor Owens opened the public hearing.
There were no public comments and the hearing was closed.

Council Member Rankin made a motion to approve COUNCIL BILL NO. 19, SERIES 2025 — AN ORDINANCE APPROVING A LEASE WITH COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC FOR A CABLE AND BROADBAND COMMUNICATIONS SIGNAL PROCESSING AND TRANSMISSION FACILITY. Council Member Saade seconded the motion.

The motion passed 6-0. Council Member Page was absent.

- 3) COUNCIL BILL NO. 20, SERIES 2025 — AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2026
Mayor Owens read the title into the record.

Kyle Griffin, Revenue Compliance Auditor, introduced a proposed ordinance for second reading setting the 2026 mill levy within the Town of Breckenridge at 5.07 mills.

Mayor Owens opened the public hearing.
There were no public comments and the hearing was closed.

Council Member Rankin made a motion to approve COUNCIL BILL NO. 20, SERIES 2025 — AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2026. Council Member Carleton seconded the motion.

The motion passed 6-0. Council Member Page was absent.

VI) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2025

- 1) COUNCIL BILL NO. 21, SERIES 2025 — AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION.

Mayor Owens read the title into the record.

Rick Fout, Chief Building Official, introduced a proposed ordinance for first reading to adopt the 2024 International Code Councils established library of codes, plus the state mandated Colorado Wildfire Resiliency Code and Summit County Aquatic Health Code.

Rout noted there have been no changes since the work sessions two weeks ago and today. Rout stated staff recommend approval on first reading.

Mayor Owens clarified that Wildfire Resiliency Code is a state mandated code. Jay Nelson, CEO and Fire Marshall for Red, White, and Blue Fire District confirmed the State of Colorado has mandated all jurisdictions adopt the code by April 1st of 2026.

Mayor Owens opened the public hearing.
There were no public comments and the hearing was closed.

Council Member Rankin made a motion to approve COUNCIL BILL NO. 21, SERIES 2025 — AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION. Council Member Gerard seconded the motion.

The motion passed 6-0. Council Member Page was absent.

B) RESOLUTIONS, SERIES 2025

C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

Mayor Owens declared the Planning Commission decisions would stand approved as presented.

VIII) REPORT OF TOWN MANAGER AND STAFF

Town Manager Shannon Haynes stated it is Rick Holman's last Council Meeting and ending his role as Director of Public Safety. Chief Layman starts December 1st, and Garrison Green will be Acting Police Chief starting November 15th.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

A) CAST/MMC

Mayor Owens reported they have not had CAST but did attend an MMC meeting, where it was announced that the 911 call service will add an automatic system for non-emergency calls. The Police Department supports the change.

Mayor Owens also addressed the recent loss of SNAP benefits affecting about 1,400 residents. With this loss, food banks are seeing increased demand, made worse by furloughed federal employees and seasonal workers waiting for winter jobs to begin. Owens noted that FIRC has asked each town to contribute an additional \$3,000 to support food assistance this month. Each Town agreed to provide the additional support.

Mayor Owens added that FIRC experienced 3 of its busiest days ever last week. FIRC, Smart Bellies, and Café Food Rescue continue to work closely together to meet community needs.

- B) **BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION**
Council Member Beckerman reported on the November 5th joint BOSAC and OSAC meeting. He described a county initiative using 25 active cameras that track the number of vehicles at trailheads. The data provides insight into trailhead activity and capacity, helping put overall usage into context. Beckerman also reviewed Aspen Alley usage during peak foliage season and noted Volpe presented on trailhead recommendations.
- C) **BRECKENRIDGE TOURISM OFFICE**
Council Member Carleton stated there is no update.
- D) **BRECKENRIDGE HISTORY**
Council Member Rankin reported there is a meeting tomorrow.
- E) **BRECKENRIDGE CREATIVE ARTS**
Council Member Gerard stated there is nothing new to report.
- F) **SOCIAL EQUITY ADVISORY COMMISSION**
Council Member Saade noted the full minutes are in the packet.
- G) **ARTS & CULTURE MASTER PLAN STEERING COMMITTEE**
Council Member Beckerman stated that an RFP has been issued and is currently in process. Firms have had the opportunity to submit questions, proposals are due in December, and a selection is expected by the holidays.
- X) **OTHER MATTERS**
Council Member Saade gave kudos to Mae Watson, Town Clerk, for putting together the Beginners Guide to Local Government series, which has its first lesson recently. Watson noted attendance exceeded staff expectations, with 25 in person attendees and 5 virtually.

Council Member Beckerman wanted to congratulate Council Member Carleton for winning the Colorado Restaurant Associations Richard Ayers Award for distinguished service.

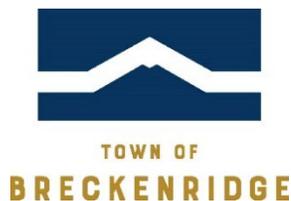
Council Member Gerard noted Wake Up Breck raised \$5,000 in donations which was matched 100% by Vail Resorts.

Council Member Beckerman also recognized Rick Holman for all his contributions to the Town over the last few years. Council Member Beckerman stated Holman has had a great impact on many lives over the last few decades.
- XI) **SCHEDULED MEETINGS**
SCHEDULED MEETINGS FOR NOVEMBER and DECEMBER
- XII) **ADJOURNMENT**
With no further business to discuss, the meeting adjourned at 7:36 pm. Submitted by Mae Watson, Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Kelly Owens, Mayor



Memo

To: Town Council
From: Rick Fout, Chief Building Official and Philip Sweat, Deputy Building Official
Date: November 19th, 2025 (for second reading on 11/25/25)
Subject: 2024 ICC Code Amendments Ordinance Second Reading

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The Council held a first reading on the series of updated building codes on November 11th, 2025. Attached to this memo is the full ordinance with all of the proposed amendments included. No changes to the ordinance or its amendments have occurred since first reading.

Background

As review, the Town of Breckenridge typically adopts a new series of building codes once every six years. We are currently using the 2018 versions of the International Code Council (ICC) codes, along with a few national, state, and local codes. Listed below are the codes that are proposed for re-adoption/adoption. Codes A through L are proposed for re-adoption, codes M and N are proposed for first-time adoption.

- (A) The 2024 International Building Code
- (B) The 2024 International Residential Code
- (C) The 2024 international Plumbing Code
- (D) The 2024 International Mechanical Code
- (E) The 2024 International Fuel Gas Code
- (F) The 2024 International Existing Building Code
- (G) The 2024 International Fire Code
- (H) The ICC A117.1-2017 Accessible and Usable Buildings and Facilities Code
- (I) The 2024 International Swimming Pool and Spa Code
- (J) The 2023 National Electric Code
- (K) The 2006 ICC Electrical Code
- (L) The 1997 Uniform Code for the Abatement of Dangerous Buildings
- (M) The 2025 Colorado Wildfire Resiliency Code
- (N) The 2025 Summit County Aquatic Health Code

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public outreach/engagement

Breckenridge's Building Division, in collaboration with our Mobility and Sustainability Division, held six open houses earlier this year. The main focus of these open houses was the new energy code. However, staff also covered the other code re-adoptions/adoptions (listed above) that would also need to be completed by the end of the year.

Financial Implications

Some of the proposed code amendments will result in additional construction costs for builders and homeowners. The proposed fire sprinkler requirements for all homes 4,500 square feet or greater (currently 6,000 sq. ft. or greater) will result in increased costs of approximately \$27,000 for fire sprinkler installation (4,500 sq. ft. x approx. \$6 a sq. ft). The increased wind and snow load requirements for our climate zone could add moderately to the construction costs on some ceilings and roofs. Most other changes to the codes are not expected to have significant financial implications for construction.

Equity Lens

Related to the Town's Equity Blueprint and corresponding Equity Lens, the adoption of the 2024 ICC library of I-Codes, is neutral as it provides minimal requirements, with some area driven amendments, to safeguard the public health, safety, welfare and energy efficiency of new and existing buildings and structures.

Staff Recommendation

Staff recommends that Council approve the attached ordinance with its proposed amendments at this second reading.

1
2 COUNCIL BILL NO. ____
3

4 Series 2025
5

6 AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF
7 TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING
8 CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND
9 AMENDING: THE INTERNATIONAL BUILDING CODE, 2024 EDITION INCLUDING
10 APPENDIX P; THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION,
11 INCLUDING APPENDIX BE AND BG; THE INTERNATIONAL PLUMBING CODE, 2024
12 EDITION INCLUDING APPENDIX C; THE INTERNATIONAL MECHANICAL CODE,
13 2024 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE,
14 2024 EDITION, INCLUDING APENDIX A AND B; THE INTERNATIONAL ENERGY
15 CONSERVATION CODE, 2024 EDITION; THE INTERNATIONAL EXISTING BUILDING
16 CODE, 2024 EDITION;
17 THE INTERNATIONAL POOL AND SPA CODE, 2024 EDITION; THE NATIONAL
18 ELECTRICAL CODE, 2023 EDITION; THE ICC ELECTRICAL CODE –
19 ADMINISTRATIVE PROVISIONS, 2006 EDITION; THE UNIFORM CODE FOR THE
20 ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE COLORADO
21 WILDFIRE RESILIENCY CODE, 2025 EDITION; THE COLORADO MODEL ELECTRIC
22 READY AND SOLAR READY CODE, 2023 EDITION; ADOPTING BY REFERENCE
23 WITHOUT AMENDMENTS THE INTERNATIONAL FIRE CODE, 2024 EDITION,
24 INCLUDING APPENDICES B THROUGH Q AND THE ICC A117.1-2017 STANDARD FOR
25 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, 2017 EDITION.
26

27 WHEREAS, the Town of Breckenridge previously adopted Ordinance 2019-38, which
28 adopted with amendments certain codes of the 2018 building code series published by the
29 International Code Council; and
30

31 WHEREAS, the Town of Breckenridge also adopted an energy conservation code which
32 has since been repealed and replaced by Ordinance 2025-14, which is scheduled to go into effect
33 concurrently with the adoption of the other 2024 codes under this ordinance; and
34

35 WHEREAS, the Town of Breckenridge now wishes to repeal the codes listed herein and
36 adopt, with amendments, the 2024 editions of certain codes published by the International Code
37 Council as well as other specified codes.
38

39 NOW, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
40 BRECKENRIDGE, COLORADO:
41

BUILDING CODES ORDINANCE

- 1
2 A. The Town is authorized by law to set fees for permits issued under the Town’s building
3 and other technical codes.
- 4 B. The Building Division of the Department of Community Development is the primary
5 Town department charged with the duty to process permit applications under the Town’s
6 building and other technical codes, but other Town departments and personnel, such as the
7 Engineering Department, expend time in connection with the review of such applications.
8 The time expended by all Town personnel in reviewing such applications are part of the
9 present operational cost and future expansion of the Building Division of the Department
10 of Community Development. Such costs are part of the overall costs required to operate
11 such Department.
- 12 C. On occasion the Town incurs additional out-of-pocket expenses in connection with the
13 review of an application for a permit under the Town’s building and other technical codes.
14 Such expenses may include, without limitation, fees paid by the Town to the Town
15 Attorney and/or fees paid by the Town to special counsel or special consultants. Such fees
16 are part of the overall costs required to process the permit application for which they were
17 incurred.
- 18 D. Pursuant to Bainbridge, Inc. v. The Board of County Commissioners of Douglas County,
19 964 P.2d 575 (Colo. App. 1998) the application fees that may lawfully be charged by the
20 Town for permits under the Town’s building and other technical codes may include both
21 the direct and indirect costs of operating the Building Division of the Town’s Department
22 of Community Development, as well as the other Town departments and personnel which
23 assist in the review of permit applications.
- 24 E. The permit fees established in this Chapter are approximately required to offset the direct
25 and indirect costs of operating the Building Division of the Department of Community
26 Development and the cost to the Town of actually processing building permit applications.
- 27 F. The application fees for Building Permits and Plan Reviews established by this Chapter do
28 not exceed the direct and indirect costs of operating the Department of Community
29 Development and the cost to the Town of actually processing permit applications.
- 30 **8-1-3: STANDARD CODES ADOPTED BY REFERENCE:** The following standard codes,
31 as hereinafter amended, are adopted by reference as part of the Town of Breckenridge Building
32 Code:
33
- 34 A. International Building Code, 2024 Edition, including Appendix P, published by the
35 International Code Council, Inc.

BUILDING CODES ORDINANCE

- 1 B. International Residential Code, 2024 Edition, including Appendix BE and BG, published
2 by the International Code Council, Inc.
- 3 C. International Plumbing Code, 2024 Edition, including Appendix C, published by the
4 International Code Council, Inc.
- 5 D. International Mechanical Code, 2024 Edition, including Appendix A, published by the
6 International Code Council, Inc.
- 7 E. International Fuel Gas Code, 2024 Edition, including Appendix A and B, published by the
8 International Code Council, Inc.
- 9 F. International Energy Conservation Code, 2024 Edition, published by the International
10 Code Council, Inc.
- 11 G. International Existing Building Code, 2024 Edition, published by the International Code
12 Council, Inc.
- 13 H. International Fire Code, 2024 Edition, including Appendices B, C, D, E, F, G, H, I, J, K,
14 L, M, N, O, P, and Q published by the International Code Council, Inc.
- 15 I. ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities, 2017
16 Edition, published by the International Code Council, Inc.
- 17 J. International Pool and Spa Code, 2024 Edition, published by the International Code
18 Council, Inc.
- 19 K. National Electrical Code, 2023 Edition, published by the National Fire Protection
20 Association.
- 21 L. ICC Electrical Code – Administrative Provisions, 2006 Edition, published by the
22 International Code Council, Inc.
- 23 M. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the
24 International Conference of Building Officials.
- 25 L. Colorado Wildfire Resiliency Code, 2025 Edition, published by
26 the Colorado Department of Public Safety, Division of Fire Prevention and Control.
27
- 28 M. Colorado Model Electric Ready and Solar Ready Code, 2023 Edition, published by the
29 Colorado Department of Local Affairs.
- 30 N. Summit County Aquatic Health Code, 2025 Edition, based on the 4th Edition Model

BUILDING CODES ORDINANCE

1 Aquatic Health Code, published by the Centers for Disease Control.

2 **8-1-4: AMENDMENTS TO THE INTERNATIONAL BUILDING CODE:** The following
3 sections of the International Building Code, 2024 Edition, are amended to read as follows:
4

5 1. **Section 101.1** **Title** is amended to read as follows:

6 **101.1 Title.** These regulations shall be known as “The TOWN OF BRECKENRIDGE
7 BUILDING CODE” herein after referred to as “this code.”

8 2. **Section 101.4.3** **Plumbing** is amended by deleting the last sentence that references the
9 *International Private Sewage Disposal Code*.

10 3. **Section 101.4.4** **Property Maintenance** is deleted in its entirety.

11 4. **Section 102.6** **Existing Structures** is amended by removing the reference to the
12 *International Property Maintenance Code*.

13 5. **Section 103.2** **Appointment** is amended to read as follows:

14 **103.2 Building Official.** The Building Official is hereby authorized and directed to
15 enforce all of the provisions of this code. However, such authorization and direction
16 shall be neither an expressed nor implicit guaranty that all buildings and structures have
17 been constructed in accordance with all of the provisions of this code, nor be deemed as
18 any representation as to the quality of such buildings or structures in any manner.

19 6. **Section 103.3** **Deputies** is amended to read as follows:

20 **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction, the
21 building official shall have the authority to appoint a deputy building official, related
22 technical officers, inspectors, plans examiners and other employees. Such employees
23 shall have the powers and duties as delegated by the building official.

24 7. **Section 104.8** **Liability** is amended by adding the following additional first paragraph:

25 The adoption of this code, and any previous building, construction and housing standard
26 adopted by the Town of Breckenridge, shall not be deemed to give rise to a duty of care
27 on the part of any public entity, public employee or agent, nor shall this code or any
28 previous building, construction and housing standard be deemed to create any civil
29 remedy against a public entity, public employee or agent.

30 8. **Section 105.1.1** **Annual Permit** and **Section 105.1.2** **Annual Permit Records** are
31 deleted in their entirety.

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- 1 **9. Section 105.2 Work exempt from permit Item 11** is amended to read as follows:
- 2 **Item 11.** Swings and other playground equipment.
- 3
- 4 **10. Section 105.5 Expiration** is amended to read as follows:
- 5 **105.5 Expiration.** Every permit issued by the building official under the provisions of
6 this code shall expire 18 months after the date of issue, with the exception of hot-tub/spa
7 permits and reroof permits, both of which shall expire 6 months after the date of issue.
8 Every permit issued shall become invalid unless the work on the site authorized by such
9 permit is commenced within 180 days after its issuance, or if the work authorized on the
10 site by such permit is suspended or abandoned for a period 180 days after the time the
11 work is commenced. The building official is authorized to grant, in writing, extensions of
12 time, for periods of not more than 6 months. An extension shall be requested in writing
13 and shall demonstrate justifiable cause for the extension.
- 14 **11. Section 107.1 General** is amended to read as follows:
- 15 **107.1 General.** Construction documents, special inspection and structural observation
16 programs and other data shall be submitted as established by the Administrative Rules
17 and Regulations of the Building Department with each application for a permit. A
18 Colorado Licensed Design Professional shall prepare the construction documents. The
19 Building Official may waive the requirement for a design professional when it is found
20 that the nature of the scope of work is such that a design professional is not necessary to
21 obtain compliance with this code. Where special conditions exist the building official is
22 authorized to require additional construction documents.
- 23 **12. Section 107.3 Examination of documents** is amended by adding the following
24 paragraph:
- 25 The issuance or granting of a permit by the Town of Breckenridge, based on plans and
26 specifications and other data, shall not prevent the subsequent requiring of the correction
27 of errors or omissions in said plans specifications and other data and shall not be
28 construed to be a permit for approval of any violation of any of the provisions of this
29 code or any other law of the Town of Breckenridge.
- 30 **13. Section 107.3.1 Approval of construction documents** is amended by replacing the
31 words “reviewed for code compliance”, with “approved for issuance of building permit.”
- 32 **14. Section 109.2 Schedule of permit fees** is amended to read as follows:
- 33 **109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical
34 and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid

1 as required, in accordance with the following Town of Breckenridge Building Permit and
 2 Inspection Fee Schedule:

3
 4
 5

Town of Breckenridge Building Permit and Inspection Fee Schedule

TOTAL VALUATION	FEE
\$1.00 TO \$500	\$50.00
\$501 TO \$2,000	\$50.00 for the first \$500, plus \$1.25 for each additional \$100 or fraction thereof, to and including \$2,000
\$2001 TO \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 to \$500,000	\$1,169.55 for the first \$100,000, plus \$6.73 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,663.00 for the first \$500,000, plus \$5.34 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and higher	\$6,332.22 for the first \$1,000,000, plus \$3.90 for each additional \$1,000 or fraction thereof
Other Inspections and Fees:	
1. Inspection outside of normal business hours (minimum charge – two hours)	\$65.00/hour
2. Re-inspection	\$65.00/hour
3. Inspection for which no fee is specifically indicated (minimum charge – one hour)	\$65.00/hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one hour)	\$65.00 /hour
5. For use of outside consultants for plan checking and inspections, or both.....	Actual cost

1

ELECTRICAL PERMIT FEES	
UNIT AREA	PERMIT FEE
Not more than 1,000 sq. ft.	\$120.00
Over 1,000 sq. ft., and not more than 1,500 sq. ft.	\$168.00
Over 1,500 sq. ft., and not more than 2,000 sq. ft.	\$216.00
Over 2,000 sq. ft.	\$216.00 plus \$9.60 per 100 sq. ft. or fraction thereof over 2,000 sq. ft.
ALL OTHER FEES: Except for inspection in mobile homes and travel parks, all other permit fees shall be computed on the dollar value of the electrical installation, including labor and material, and such fees shall be computed as follows:	
VALUATION	PERMIT FEE
Not more than \$2,000.00	\$120.00
More than \$2,000.00	\$9.60 per thousand or fraction thereof plus \$120.00
Mobile homes and travel parks per space	\$120.00
Additional plan review	\$65.00 per hour or fraction thereof
Re-inspection on all above	\$65.00
Temporary Power Permit	\$65.00
Hot Tub Electrical Permit	\$120.00
**Plan review fees – The plan review fees for electrical work shall be calculated as 65 percent of the electrical permit fee. **	

2

3

4

All permits have a plan review fee of 65% in addition to the permit fee.

5

Hot tub permits fees are \$125.25.

6

7

Work commencing before issuance of a building permit is subject to three times the permit fee.

8

9

10 **15. Section 110.3.6 Lath and Gypsum Board Inspection** is amended by deleting the
11 Exception.

12 **16. Section 110.3.12 Final Inspection** is amended to read as follows:

13 **110.3.11 Final Inspection.** The final inspection is to be made only after the finished
14 grading and the building or structure is completed in accordance with the provisions on
15 the International Building Code, technical codes and the Town’s Development Code,
16 including flooring, tile, wallpaper, painting, trim, finish, and final cleaning. A security

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1 deposit may be posted for work required by the Town's Department of Community
2 Development, i.e., landscaping, exterior painting, and paving that cannot be completed as
3 a result of prevailing weather conditions.

- 4 **17. Section 110 Inspections** is amended by adding a new subsection, 110.7 Re-inspections,
5 to read as follows:

6 **110.7 Re-inspections.** A re-inspection fee, as specified in the Town of Breckenridge
7 Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-
8 inspection when such portion of work for which inspection is called is not complete or
9 when corrections called for are not made. Re-inspection fees may be assessed when the
10 inspection records are not posted or otherwise available on the work site, the approved
11 plans are not readily available to the inspector, or failing to provide access on the date for
12 which the inspection is requested, or for deviating from plans requiring the approval of
13 the building official. In instances where re-inspection fees have been assessed, no
14 additional inspection of the work will be performed until the re-inspection fees have been
15 paid.

- 16 **18. Section 111 Certificate of Occupancy** is amended by adding the following sentence:

17 A Certificate of Occupancy shall not be construed as an approval of a violation of the
18 provisions of this code or any other ordinance of the Town. Certificates presuming to
19 give authority to violate or cancel the provisions of this code or other ordinances of the
20 Town shall not be valid.

- 21 **19. Section 111.1 Change of Occupancy** is amended by adding the following sentence:

22
23 Certificates authorizing a Change of Occupancy presuming to give authority to violate or
24 cancel the provisions of this code or other Town ordinances shall not be valid.
25

- 26 **20. Section 111.3 Temporary Occupancy** is amended to read as follows:

27 A Temporary Certificate of Occupancy may be issued at the discretion of the Chief
28 Building Official before the completion of the entire scope of work covered by the permit,
29 provided that such portion or portions shall be occupied safely, as determined in the sole
30 discretion of the Chief Building Official. The permit holder shall request in writing the
31 reasons for the request for the issuance of a Temporary Certificate of Occupancy and the
32 requested time period. The time period during which the Temporary Certificate of
33 Occupancy is valid shall be set at 30 day intervals not to exceed 180 days.
34

- 35 **21. Section 111, Certificate of Occupancy**, is amended by adding a new subsection 111.5,

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1 Certificate of Completion, to read as follows:

2 **111.5 Certificate of Completion.**

3 A certificate of completion shall be issued, upon request, for minor work not directly
4 related to occupancy when such work complies with the provisions of this code and all
5 other laws and regulations implemented by the code enforcement agency.
6

7 **22. Section 115 Stop Work Order** is amended to read as follows:

8 **115.1 Authority.**

9 Where the *building official* finds any work, unpermitted work or unsafe condition
10 regulated by this code being performed in a manner contrary to the provisions of this code
11 or in a dangerous or unsafe manner, the *building official* is authorized to issue a stop work
12 order.
13

14 **115.2 Issuance.**

15 The stop work order shall be in writing, posted on site, and shall be given to the *owner* of
16 the property, the *owner's* authorized agent or the *person* performing the work. Upon
17 issuance of a stop work order, the cited work shall immediately cease. The stop work
18 order shall state the reason for the order and the conditions under which the cited work is
19 authorized to resume. The stop work order may not be removed until a permit is issued or
20 the site is deemed safe.
21

22 **115.3 Emergencies.**

23 Where an emergency exists, the *building official* shall not be required to give a written
24 notice prior to stopping the work.
25

26 **115.4 Failure to comply.**

27 The contractor, owner or agent shall have 3 business days to submit an application for a
28 permit. Any *person* who shall continue any work after having been served with a stop work
29 order, except such work as that *person* is directed to perform to remove a violation or
30 unsafe condition, shall be subject to three times the calculated permit fee per the fee
31 schedule in Section 109.2. Any work commencing before issuance of a building, plumbing,
32 mechanical, electrical, or permit change is also subject to such fees.
33

34 **23. Section 202 Definitions** is amended by adding the following definitions within the
35 alphabetical order of the existing definitions:

36 **BEDROOM:** A room or space within a dwelling unit having a floor area of at least 70
37 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as
38 follows:

1 a. Interior walls and door(s) on the same level of the building as the space in order
2 to separate the space and provide privacy.

3 b. An egress window complying with 2024 IBC Section 1031 or complies with
4 2024 IBC Section 1031.2 Where required.

5 c. Operable smoke detectors that comply with 2024 IBC Section 907.2.8 through
6 907.2.9.3 and carbon monoxide detectors pursuant to Colorado law within 15 feet
7 of any bedroom and complying with 2024 IBC Section 915.

8 d. A built-in closet consisting of dry wall, or built-in clothes storage area
9 permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds
10 with built-in clothes storage space complies with this requirement but the
11 following are examples of things that do not constitute a closet in compliance
12 with this definition:

- 13 1. Bunk bed with drawers purchased from a furniture store does not comply.
- 14 2. An armoire or similar piece of furniture.

15 e. Has a full or partial bathroom connected to the space or room or has a path of
16 travel to a full or partial bathroom which does not first pass through a habitable
17 space.

18 **UNFINISHED SPACE:** A room or space within a dwelling unit with no interior
19 partition walls, no gypsum board (unless required by code), no finishes (mud, tape,
20 and/or paint) on areas requiring gypsum board, and no floor finishes.

21 **CERTIFIED SOLID FUEL BURNING DEVICE:** A solid fuel burning device that is
22 certified by the Air Pollution Control Division of the Colorado Department of Health or
23 approved by the building official as meeting the emission standards set forth in Section
24 IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission
25 (EPA Phase II or III).

26 **NEW CONSTRUCTION:** For the purpose of section 2113 new construction” is
27 construction of a residential, commercial, industrial, agricultural or accessory building.
28 This shall include any modifications, replacement or relocation of existing solid fuel
29 burning devices. However, modifications to solid fuel burning devices shall not include
30 repair, replacement or relocation of flue pipe.
31

32 **SLEEPING LOFT:** A space designated for sleeping on an intermediate level or levels
33 between the floor and ceiling of a Group R occupancy Dwelling or Sleeping Unit, open on
34
35

1 one or more sides to the room in which the space is located, and in accordance
2 with Appendix P Sleeping Lofts.

3
4 **SOLID FUEL BURNING DEVICE:** Any fireplace, stove, firebox, or other device
5 intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other
6 non-liquid or non-gaseous fuel.
7

8 **24. Section 502.1 Address identification** is amended to read as follows:

9 **502.1 Address identification.** New and existing buildings shall have *approved* address
10 identification. The address identification shall be legible and placed in a position that is
11 visible from the street or road fronting the property. Address identification shall contrast
12 with their background. Address numbers shall be Arabic numbers or alphabetical letters
13 in a plain text font. Numbers shall not be spelled out. Each character shall be not less than
14 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless
15 otherwise approved. Where required by the code official, address identification shall be
16 provided in additional approved locations to facilitate emergency response. Where access
17 is by means of a private road and the building cannot be viewed from the *public way*, a
18 monument, pole or other sign or means shall be used to identify the structure. Address
19 numbers shall be maintained and visible in all weather conditions.
20

21 **Exception:** One- and two-family dwellings and townhouses, not more than three stories
22 above grade plane, that fall under the prescriptive provisions of the International
23 Residential Code shall have address numbers a minimum of 5 inches (127 mm) high or 4
24 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*,
25 with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road
26 fronting the property. Address numbers shall be Arabic numbers or alphabetical letters in
27 a plain text font and shall be maintained and visible in all weather conditions.
28

29 **25. Section 718 Concealed Spaces** is amended by adding two new subsections, 718.6
30 Factory-built fireplace enclosures and 718.7 Factory-built chimney enclosures, and one
31 exception, to read as follows:
32

33 **718.6 Factory-built fireplace enclosures.** Combustible construction enclosing factory
34 built fireplaces with Class A chimneys shall be protected on the interior (fireplace) side
35 by one-hour fire resistive construction.
36

37 **718.7 Factory-built chimney enclosures.** Factory-built Class A chimneys shall be
38 enclosed within a continuous enclosure protected on the interior (flue) side by not less
39 than one-hour fire resistive construction.
40

1 **Exception.** The portion of the chimney located in the same room as the appliance and
2 the portion of the chimney above the finished roof are not required to be enclosed.
3 However, if they are enclosed, the interior of the shaft shall be protected by one-hour fire
4 resistive construction.

- 5
6 **26. Section 901.5 Acceptance tests** is amended by adding a new subsection, 901.5.1
7 Special inspector required, to read as follows:

8 **901.5.1 Special inspector required.** All fire protection systems required by this code
9 shall be reviewed, inspected, and approved by a special inspector. The special inspector
10 shall be an authorized representative of the Red White and Blue Fire Protection District
11 or another qualified individual with prior approval of the building official. Approvals of
12 special inspectors, inspections approvals, and reports by special inspectors shall be in
13 accordance with Chapter 17 of this code.

- 14 **27. Section 915.1 General** is amended by adding the following sentence:

15 Carbon monoxide detection shall also be installed in accordance with *State of Colorado*
16 *House Bill 09-1091, Article 45, Title 38, C.R.S.*

- 17 **28. Section 1010.2.4 Locks and latches Item 3.3** is amended to read as follows:

18 **Item 3.3** A readily visible sign is posted on the egress side on or adjacent to the door
19 stating:

20 **THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.**

21
22 The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

- 23
24 **29. Chapter 12 Interior Environment** is amended by adding a new section to read exactly
25 as set forth in Appendix BE, Radon Control Methods, of the 2024 IRC. This shall be
26 applicable for R2 and R3 occupancies.

- 27 **30. Section 1206.2 Airborne Sound** is amended by adding the following exception to read
28 as follows:

29 **Exception:** For other than new construction and otherwise not located at an entry or exit
30 location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100
31 square feet is exempt from complying with this section.

- 32
33 **31. Section 1206.3 Structure-borne Sound** is amended by adding the following exception
34 to read as follows:

1 **Exception:** For other than new construction and otherwise not located at an entry or exit
2 location in a dwelling unit or sleeping unit in a Group R occupancy, up to 100
3 square feet is exempt from compliance with this section.
4

- 5 **32. Section 1503 Weather Protection** is amended by inserting a new subsection, 1503.6
6 Snow-shed barriers, to read as follows:

7 **1503.6 Snow-shed Barriers.** Roofs shall be designed to prevent accumulations of snow
8 from shedding onto exterior balconies, decks, pedestrian and vehicular exits from
9 buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas
10 utility or electric utility meters, or adjacent properties.

11 **Exception:** Roof areas with a horizontal dimension of no more than 48 inches (1219mm)
12 that will not receive snow shedding from a higher roof. The horizontal projection shall be
13 measured perpendicular to the exterior wall line from the edge of the roof or eave to any
14 intersecting vertical surface.
15

- 16 **33. Section 1505.1 General** is amended to read as follows:

17 **1505.1 General.** All roof coverings on new construction, additions and re-roofs shall be
18 Class A. Class A roof assemblies and roof coverings shall be tested in accordance with
19 ASTM E 108 or UL 7901. Sections 1505.3 through 1505.7 and 1505.10 shall be deleted
20 in their entirety.

- 21 **34. Table 1505.1 Minimum Roof Covering Classification for Types of Construction** and
22 all footnotes to the table are deleted in their entirety.

- 23 **35. Section 1507.1.1 Underlayment** is amended to read as follows:

24 **1507.1.1 Underlayment.** A roof underlayment consisting of an approved self-adhering
25 polymer modified bitumen sheet, or other similar material that meets the intent of this
26 section and is first approved by the building official, is required with all types of roof
27 covering. The underlayment shall extend up the slope of the roof from drip-edge or eave
28 to the roof peak. The underlayment shall cover the entire roof decking surface. In new
29 construction the underlayment shall extend a minimum of 30 inches up the walls adjacent
30 to the roof surface.
31

- 32 **36. Section 1507.1.2 Ice barriers** is amended to read as follows:

33 **1507.1.2 Ice dam protection.** An ice dam protection underlayment that consists of an
34 approved self-adhering polymer modified bitumen sheet complying with ASTM D 1970,
35 or other similar material that meets the intent of this section and is first approved by the

1 building official, shall be used with all roof coverings. This ice dam protection
2 underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave
3 and cover the entire roof decking surface. In new construction ice dam protection shall
4 extend a minimum 30 inch up walls adjacent to the roof surface.

5 **37. Section 1507.8 Wood Shingles** is amended to read as follows:

6 **1507.8 Wood Shingles.** The installation of wood shingles shall comply with the
7 provisions of this section.

8
9 **38. Table 1507.8 Wood Shingle and Shake Installation** is deleted in its entirety.

10 **39. Section 1507.9 Wood Shakes** is amended to read as follows:

11 **1507.9 Wood Shakes.** The installation of wood shakes shall comply with the
12 provisions of this section.

13 **40. Section 1608.1 General** is deleted in its entirety.

14 **41. Section 1608.2 Ground Snow Loads** is amended to read as follows:

15 **1608.2 Snow loads.** The loads to be used in determining the design snow loads for
16 roofs shall be 90 psf for roofs located at an elevation below 10,000 feet, and 100 psf for
17 roofs located at an elevation of 10,000 feet or higher. There shall be no reduction in snow
18 load for pitch or duration. Ground snow load is not to be utilized, and there is no ground
19 snow load reduction. Snow load for decks and exterior balconies shall be as required for
20 roofs.

21 **42. Section 1612.3 Establishment of flood hazard areas** is amended to read as follows:

22 **1612.3 Establishment of flood hazard areas.** The Town of Breckenridge flood hazard
23 areas shall be as provided in Chapter 3 of Title 10 of the Breckenridge Town Code. The
24 adopted flood hazard map and supporting data are adopted by reference and declared to
25 be part of this section.

26 **43. Section 1703.1 Approved agency** is amended to read as follows:

27 **1703.1 Approved agency.** An approved agency shall provide all information as
28 necessary for the building official to determine that the agency meets the applicable
29 requirements. The Red White and Blue Fire Protection District shall be an approved
30 agency for special inspection of fire protection systems required by this code.

31 **44. Section 1704.2.3 Statement of special inspections** is amended by adding an additional

1 Exception to read as follows:

2 **Exception:** Special inspection required by the Red White and Blue Fire Protection
3 District of fire protection systems.

4 45. **Section 1704.2.4** **Report requirement** is amended by adding an Exception to read as
5 follows:

6 **Exception:** Special inspection required by the Red White and Blue Fire Protection
7 District of fire protection systems.

8 46. **Section 1705** **Required Special Inspections and Tests** is amended by adding a new
9 section, 1705.21 Fire protection and suppression systems and subsection 1705.19.1
10 Qualifications, to read as follows:

11 **1705.19.1 Qualifications.** Special inspectors for fire protection systems shall have
12 expertise in fire-protection and be approved by the Red White and Blue Fire Protection
13 District. Special inspectors for fire suppression systems shall be fire suppression systems
14 inspectors certified by the State of Colorado Division of Fire Safety and approved by the
15 Fire Protection District.

16 **1705.21 Fire protection and suppression systems.** Fire protection and suppression
17 systems shall have the design plans approved by a special inspector and the systems
18 inspected and tested by a special inspector for compliance with the requirements of this
19 code and the International Fire Code.

20 47. **Section 1809.5** **Frost protection** is amended to read as follows:

21 **1809.5 Frost protection.** Except where erected on solid rock or otherwise protected
22 from frost, foundation walls piers and other permanent supports of buildings and
23 structures shall extend to at least 40 inches below finish grade or be designed and built in
24 accordance with ASCE 32. Footings 24 inches deep are permitted for decks only that do
25 not support roofs and are less than 30 inches above grade, unless otherwise designed by a
26 State of Colorado Licensed Structural Engineer. Footings shall not bear on frozen soils.
27 Frost reports shall be required before placement of concrete from Nov. 1 through May 1,
28 or if freezing temperatures occur, prior to Nov. 1 or after May 1.

29 48. **Section 2113** **Masonry Chimneys** is amended by adding the following subsections,
30 2113.21 Limitation on the type and number of devices and 2113.22 Factory built
31 chimneys, to read as follows:

32 **2113.21 Limitation on the type and number of devices.** Solid fuel burning devices
33 that are not certified are prohibited in new construction. The number of certified solid

1 fuel burning devices that may be installed in newly constructed buildings shall be
2 approved by the Town's Department of Community Development.

3 **2113.22 Factory built chimneys.**

4 **a.** Factory built chimneys shall be supported at intervals not to exceed 10 feet by
5 wall straps or equivalent.

6 **b.** Factory built chimneys shall have the outer wall of adjacent chimney sections
7 fastened together by three sheet metal screws, installed approximately 120
8 degrees apart. Such fastenings shall be in addition to and not in lieu of those
9 requirements mandated by the manufacturers' instructions, except when
10 specifically prohibited by those instructions or the terms of their listing.

11 **Exception:** Where approved manufacturers' locking bands are used.

12 **c.** The points of termination of a factory built chimney shall not be within 10 inches
13 vertically of the point of termination of any adjacent chimney or appliance vent within 24
14 inches horizontally. No factory built chimney shall terminate closer than 24 inches to
15 combustible finish materials.

16 **49. Section 2302.1 General.** The first paragraph is amended to read as follows:

17 **2302.1 General.** The design of structural elements or systems, constructed partially or
18 wholly of wood or wood-based products shall be based on one of the following methods.
19 The use of load duration factors for snow load shall not be permitted in any of these
20 design methods.

21 **50. Section 2303.1.11 Structural log members** is amended by adding the following
22 paragraph:

23 All logs used in a structural capacity must be graded and marked by an approved grading
24 agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an
25 onsite inspection issued by a 3rd party lumber grading or inspection agency may be
26 accepted.

27
28 **51. Section 2303.1.12 Round Timber Poles and Piles** is amended by adding the following
29 paragraph:

30 All logs used in a structural capacity must be graded and marked by an approved grading
31 agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an
32 onsite inspection issued by a 3rd party lumber grading or inspection agency may be
33 accepted.

- 1
2 **52. Section 2308.11.12 Wood trusses** is amended by adding the following sentence:
- 3 Trusses shall be blocked at bearing points.
- 4
- 5 **53. Section 2901.1 Scope** is amended by deleting the reference to the *International Private*
- 6 *Sewage Disposal Code*.
- 7 **54. Section 2902.1 Minimum Number of Fixtures** is amended to add the following
- 8 paragraph:
- 9 An additional single-user toilet facility and bathing room shall be required where only
- 10 separate sex facilities are provided. When this single-user toilet and bathing room
- 11 requirement is applicable, the required separate sex toilet and bathtub/shower counts
- 12 required by IBC Table 2902.1 is allowed to be reduced by one in the male and female
- 13 toilet facility and bathing room.
- 14
- 15 **55. Section 2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures** is amended
- 16 to read exactly as follows:
- 17 **2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures.** The plumbing
- 18 fixtures located in single-user toilet facilities and bathing rooms, including family or
- 19 assisted-use toilet and bathing rooms that are required by IBC Section 1109.2, shall
- 20 contribute toward the total number of required plumbing fixtures for a building or tenant
- 21 space. Single user toilet facilities and bathing rooms and family or assisted-use toilet
- 22 rooms and bathing rooms shall be identified as being open for use to all persons,
- 23 regardless of gender. A single-occupant restroom is one that contains only one toilet and
- 24 a sink, or a toilet and urinal with a sink, and is intended for use by one occupant at a time.
- 25 Family or assisted-use restrooms must also be designated as gender-neutral. All gender
- 26 neutral bathrooms are to be signed accordingly.
- 27
- 28 **56. Section 2902.2 Exception 2** is amended to read as follows:
- 29 **Exception 2.** Separate facilities shall not be required in structures or tenant spaces with a
- 30 total occupant load, including both employees and customers, of 30 or less.
- 31 **57. Section 2902.2 Separate facilities** is amended to add an additional Exception to read as
- 32 follows:
- 33 **Exception 5.** Gender neutral single-user toilet facility and bathing room fixtures.
- 34
- 35 **58. Section 3309.1 Where required** is amended to read as follows:

1 **3309.1 Where required.** All structures under construction, alteration or demolition
2 shall be provided with approved portable fire extinguishers as required by the Red White
3 and Blue Fire Protection District.

4 **59. Section 3311.1 Where required** is amended to read as follows:

5 **3311.1 Where required.** Buildings four stories or more in height shall be provided
6 with standpipes as required by the Red White and Blue Fire Protection District.

7 **60. Section 3311 Standpipes** is amended by adding subsection, 3311.4 Water supply, to
8 read as follows:

9 **3311.4 Water supply.** Water supply for fire protection, either temporary or permanent,
10 shall be made available as required by the Red White and Blue Fire Protection District.

11
12 **8-1-5: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE:** The
13 following sections of the International Residential Code, 2024 Edition, are amended to read as
14 follows:

15
16 1. **Section R101.1 Title** is amended by adding the name “Town of Breckenridge.”

17 2. **Section R101.2 Scope.** The exception is amended to read as follows:

18 **Exception.** The following shall be permitted to be constructed in accordance with this
19 code.

20 3. **Section R102.6 Existing Structures** is amended by deleting the reference to the
21 *International Property Maintenance Code*.

22 4. **Section R103.2 Appointment** is amended to read exactly as IBC Section 103.2 as
23 amended.

24 5. **Section R103.3 Deputies** is amended to read exactly as IBC Section 103.3 as amended.

25 6. **Section R104.8 Liability** is amended by adding the first paragraph to read exactly as
26 IBC Section 104.8 as amended.

27 7. **Section R105.5 Expiration** is amended to read exactly as IBC Section 105.5 as
28 amended.

29 8. **Section R106.1 Submittal documents** is amended to read as IBC Section 107.1 as
30 amended.

- 1 **9. Section R106.3 Examination of documents** is amended by adding the paragraph to
2 read exactly as IBC Section 107.3 as amended.
- 3 **10. Section R106.3.1 Approval of construction documents** is amended to read exactly as
4 IBC Section 107.3.1 as amended.
- 5 **11. Section R108.2 Schedule of permit fees** is amended by replacing “by the applicable
6 government authority” with “in accordance with the Town of Breckenridge Building
7 Permit and Inspection Fee Schedule. Refer to the IBC Section 109.2 as amended.”
- 8 **12. Section R108.3 Building permit valuations** is amended to read exactly as IBC Section
9 109.3.
- 10 **13. Section R108.6 Work commencing before permit issuance** is amended to read as
11 follows:
- 12 **R108.6 Work commencing before permit issuance.** Any person who commences any
13 work on a building, structure, electrical, gas, mechanical or plumbing system before
14 obtaining the necessary permits shall be subject to an investigation fee that shall be in
15 addition to the required permit fees. The investigation fee shall be as set forth in the
16 Town of Breckenridge Building Permit and Inspection Fee Schedule.
- 17 **14. Section R109.1.6 Final Inspection** is amended to read as follows:
- 18 **R109.1.6 Final Inspection.** To be made only after the finished grading and the building
19 or structure is completed in accordance with the provisions of the International
20 Residential Code and Technical Codes, the Development Code, including cleaning,
21 flooring, tile, wallpaper, paint, trim, finish, and final painting and paving. A security
22 deposit may be posted for work required by the Town’s Department of Community
23 Development, i.e., landscaping, exterior painting, paving, that cannot be completed as a
24 result of prevailing weather conditions.
- 25 **15. Section R109 Inspections** is amended by adding a new subsection, R109.5 Re-
26 inspections, to read as follows:
- 27 **R109.5 Re-inspections.** A re-inspection fee, as specified in the Town of Breckenridge
28 Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-
29 inspection when such portion of work for which inspection is called is not complete or
30 when corrections called for are not made. Re-inspection fees may also be assessed when
31 the inspection records are not posted or otherwise available on the work site, the
32 approved plans are not readily available to the inspector, for failing to provide access on
33 the date for which the inspection is requested, or for deviating from plans requiring the
34 approval of the building official. In instances where re-inspection fees have been

1 assessed, no additional inspection of the work will be performed until the re-inspection
2 fees have been paid.

3 **16. Section R110.2 Certificate issued** is amended by adding the following paragraph:

4 A Certificate of Occupancy shall not be construed as an approval of a violation of the
5 provisions of this code or any other ordinance of the Town. Certificates presuming to
6 give authority to violate or cancel the provisions of this code or other ordinances of the
7 Town shall not be valid.

8 **17. Section R110.3 Temporary Occupancy** is amended to read as follows:

9 **Section R110.3**_Temporary occupancy. A Temporary Certificate of Occupancy may be
10 issued at the discretion of the Chief Building Official before the completion of the entire
11 scope of work covered by the permit, provided that such portion or portions shall be
12 occupied safely, as determined in the sole discretion of the Chief Building Official. The
13 permit holder shall request in writing the reasons for the request for the issuance of a
14 Temporary Certificate of Occupancy and the requested time period. The time period
15 during which the Temporary Certificate of Occupancy is valid shall be set at 30 day
16 intervals not to exceed 180 days.

17
18 **18. Section R110 Certificate of Occupancy** is amended by adding a new subsection,
19 **R110.6** Certificate of Completion, to read as follows:

20 **R110.6 Certificate of Completion.** A Certificate of Completion shall be issued, upon
21 request, for work not directly related to occupancy when such work complies with the
22 provisions of this code and all other relevant laws, which are enforced by the Town. A
23 Certificate of Completion shall not be construed as an approval of a violation of the
24 provisions of this code or other ordinances of the Town. Certificates presuming to give
25 authority to violate or cancel the provisions of this code or other ordinances of the Town
26 shall not be valid.

27 **19. Section R114 Stop Work Order** is amended to read as follows:

28 **114.1 Authority.**

29 Where the *building official* finds any work, unpermitted work or unsafe condition
30 regulated by this code being performed in a manner contrary to the provisions of this code
31 or in a dangerous or unsafe manner, the *building official* is authorized to issue a stop work
32 order.
33

34 **114.2 Issuance.**

1 The stop work order shall be in writing, posted on site, and shall be given to the *owner* of
2 the property, the *owner's* authorized agent or the *person* performing the work. Upon
3 issuance of a stop work order, the cited work shall immediately cease. The stop work
4 order shall state the reason for the order and the conditions under which the cited work is
5 authorized to resume. The stop work order may not be removed until a permit is issued or
6 the site is deemed safe.

7
8 **114.3 Emergencies.**

9 Where an emergency exists, the *building official* shall not be required to give a written
10 notice prior to stopping the work.

11
12 **114.4 Failure to comply.**

13 The contractor, owner or agent shall have 3 business days to submit an application for a
14 permit. Any *person* who shall continue any work after having been served with a stop work
15 order, except such work as that *person* is directed to perform to remove a violation or
16 unsafe condition, shall be subject to three times the calculated permit fee per the fee
17 schedule in Section 109.2. Any work commencing before issuance of a building, plumbing,
18 mechanical, electrical, or permit change is also subject to such fees.

- 19
20 **20. Section R202 Definitions** is amended by inserting the following definitions within the
21 alphabetical order of the existing definitions:

22 **BEDROOM:** A room or space within a dwelling unit having a floor area of at least 70
23 square feet and a ceiling height of at least 5 feet, will be considered a bedroom as follows:

24 **a.** Interior walls and door(s) on the same level of the building as the space in order
25 to separate the space and provide privacy.

26 **b.** An egress window complying with 2024 IRC Section R319 or complies with
27 2024 IRC Section R319.1 Emergency escape and rescue opening required.

28 **c.** Operable smoke detectors that comply with 2024 IRC Section R310 and carbon
29 monoxide detectors pursuant to Colorado law within 15 feet of any bedroom and
30 complying with 2024 IRC R311.

31 **d.** A built-in closet consisting of dry wall, or built-in clothes storage area
32 permanently affixed to the wall, requiring repairs if removed. Built-in bunk beds
33 with built-in clothes storage space complies with this requirement but the
34 following are examples of things that do not constitute a closet in compliance
35 with this definition:

1 1. Bunk bed with drawers purchased from a furniture store does not
2 comply.

3 2. An armoire or similar piece of furniture.

4 e. Has a full or partial bathroom connected to the space or room or has a path of
5 travel to a full or partial bathroom which does not first pass through a habitable
6 space.

7 **UNFINISHED SPACE:** A room or space within a dwelling unit with no interior
8 partition walls, no gypsum board (unless required by code), no finishes (mud, tape,
9 and/or paint) on areas requiring gypsum board, and no floor finishes. **STORAGE:** A
10 non-habitable room or space within a dwelling unit used for storage. A storage room or
11 space shall not have TV or internet outlets, closets, or other improvements outside of
12 what is typical for storage areas. Light and ventilation is not required in the non-
13 habitable space per code. This space is not approved for living, sleeping, eating, or
14 cooking.

15 **NEW CONSTRUCTION:** For the purpose of section 1004 “new construction” is
16 construction of a residential, commercial, industrial, agricultural or accessory building.
17 This shall include any modifications, replacement or relocation of existing solid fuel
18 burning devices. However, modifications to solid fuel burning devices shall not include
19 repair, replacement or relocation of flue pipe.

20 **CERTIFIED SOLID FUEL BURNING DEVICE:** A solid fuel burning device that is
21 certified by the Air Pollution Control Division of the Colorado Department of Health or
22 approved by the building official as meeting the emission standards set forth in Section
23 IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission
24 (EPA Phase II or III).

25 **SOLID FUEL BURNING DEVICE:** Any fireplace, stove, firebox, or other device
26 intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other
27 non-liquid or non-gaseous fuel.
28

29 21. **Table R301.2(1)** is amended to read as follows:

30 **TABLE R 301.2 – CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA**

ROOF SNOW LOAD	WIND SPEED MPH ^d	SEISMIC DESIGN CAT ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARDS	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ^k
			weathering ^a	frost line depth ^b	termite ^c					
h	115	B	severe	40 inches	slight	-13°	yes	g	2500	35.4°

31

1 For SI: 1 pound pursuant to square foot=0.0479 kN/m.0 2, 1 mile pursuant to hour=1.609km/h.

- 2
- 3 (a) Weathering may require a higher strength concrete or grade of masonry
4 than necessary to satisfy the structural requirements of this code. The
5 grade of masonry units shall be determined from ASTM C 34, C 55, C 62,
6 C 73, C 90, C129, C 145, C 216 or C 652.
- 7 (b) The frost line depth may require deeper footings than indicated in Figure
8 R403.1(1). This part of the table is filled in depending on whether there has been
9 a history of local damage. Twenty Four (24”) inch deep footers are permitted for
10 decks only, which do not support roofs and are less than 30 inches above grade,
11 unless otherwise designed and stamped by a State of Colorado Licensed
12 Structural Engineer.
- 13 (c) This part of the table is filled in depending on whether there has been a
14 history of local damage.
- 15 (d) Wind exposure category shall be determined on a site-specific basis in
16 accordance with Section R301.2.1.4.
- 17 (e) Reflects local climates or local weather experience as determined by the
18 building official.
- 19 (f) Seismic Design Category determined from Section R301.2.2.2.
- 20 (g) Refer to IBC Section 1612.3 as amended.
- 21 (h) Snow-loads of 90 lbs. per square foot are required for construction sites below an
22 elevation of 10,000 feet. For construction sites at an elevation of 10,000 feet or
23 greater, the snow-load shall be 100 lbs per square foot. There shall be no
24 reduction snow-load for pitch or duration.
- 25 (i) In accordance with R905.1.1 as amended.
- 26 (j) From the 100 year (99%) value on the National Climatic Data Center
27 data table “Air Freezing Index- USA Method(Base 32degrees F)”
- 28 (k) From the National Climatic Data Center data table “Air Freezing
29 Index-USA Method (Base 32 degrees F)”

30 **22. Table R301.5 Minimum Uniformly Distributed Live Loads** is amended by deleting
31 exterior balconies, decks and fire escapes from the table, and by adding footnote (j) to
32 read as follows:

33 **Footnote (j).** The minimum uniformly distributed live loads for exterior balconies and
34 decks shall be the same as required for roofs.

35 **23. Section R302.1 Exterior Walls** is amended by adding the following sentence. The
36 remainder is unchanged:

1 Exterior walls shall comply with the requirements of 2024 IRC, the Town of
2 Breckenridge Development Code and the 2025 Colorado Wildfire Resiliency Code as
3 adopted by this code.

4 **24. Section R302.2.2 Common Walls Items 1 and 2** are amended to read as follows:

5 **Item 1.** Where a fire sprinkler system in accordance with the requirements of the Red
6 White and Blue Fire Protection District’s code is provided, the common wall shall not be
7 less than a 1-hour fire resistance-rated wall assembly tested in accordance with ASTM
8 E119, UL 263, or Section 703.2.2 of the *International Building Code*.

9 **Item 2.** Where a fire sprinkler system in accordance with the requirements of the Red
10 White and Blue Fire Protection District’s code is not provided, the common wall shall not
11 be less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM
12 E 119, UL 263, or Section 703.2.2 of the *International Building Code*.

13 **25. Section R302.13 Fire protection of floors Exceptions 1 and 2** are amended as follows:

14 **Exception 1.** Floor assemblies located directly over a space protected by an automatic
15 sprinkler system permitted, installed, and inspected as required by Red White and Blue
16 Fire Protection District’s code.

17
18 **Exception 2.** Floor assemblies located directly over a crawlspace with a maximum 4
19 foot headroom occurring anywhere within the crawlspace and not intended for storage or
20 for the installation of fuel-fired or electric-powered heating appliances. The headroom
21 shall be measured from grade to the bottom of the floor joists.

22
23 **26. Section R308.1 Address identification** is amended to read as follows:

24 **R308.1 Address identification.** New and existing buildings shall have *approved* address
25 identification. The address identification shall be legible and placed in a position that is
26 visible from the street or road fronting the property. Address identification shall contrast
27 with their background. Address numbers shall be Arabic numbers or alphabetical letters
28 in a plain text font. Numbers shall not be spelled out. Each character shall be not less than
29 12 inches (127 mm) high with a minimum stroke width of 1.5 inches (38.1 mm), unless
30 otherwise approved. Where required by the code official, address identification shall be
31 provided in additional approved locations to facilitate emergency response. Where access
32 is by means of a private road and the building cannot be viewed from the *public way*, a
33 monument, pole or other sign or means shall be used to identify the structure. Address
34 numbers shall be maintained and visible in all weather conditions.

35
36 **Exception:** One- and two-family dwellings and townhouses, not more than three stories

1 above grade plane, that fall under the prescriptive provisions of the International
2 Residential Code shall have address numbers a minimum of 5 inches (127 mm) high or 4
3 inches (101.6 mm) reflective on a contrasting background, unless otherwise *approved*,
4 with a minimum stroke width of ½ inch (12.7 mm) and be visible from the street or road
5 fronting the property. Address numbers shall be Arabic numbers or alphabetical letters in
6 a plain text font and shall be maintained and visible in all weather conditions.

7
8 **27. Section R309 Automatic Fire Sprinkler Systems** is amended to read as follows:

9 **Section R309 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.**

10 **R309.1 General.** Structures under the scope of this code are to be protected by fire
11 sprinkler systems as designated, reviewed, installed and inspected by the Red White and
12 Blue Fire Protection District per section R309.1 through R309.2.1.

13 **R309.1.1 Fire Sprinkler Systems required.** Structures with greater than 4,500 square
14 feet of fire area , the aggregate floor area enclosed and bounded by the interior side of the
15 drywall or finished wall, as defined by Red White and Blue Fire Protection District, are
16 to be protected by fire sprinkler systems per the Red White and Blue Fire Protection
17 District.

18 **R309.1.2 Additions.** For buildings built under the International Residential Code,
19 additions that increase the total square footage of the residence to greater than 5,000
20 square feet (473.81 m²) shall be provided with a *fire protection* system. The system shall
21 be installed in the addition only. Where the size of the addition itself is greater than
22 4,500 square feet (418.06 m²), the addition, as well as the existing residence, shall be
23 provided with sprinklers. Where the addition increases the total square footage of the
24 residence to greater than 5,000 square feet and the alteration to the existing structure
25 requires the removal of interior wall and ceiling finishes that expose the structure, a *fire*
26 *protection* system shall be installed throughout the existing residence and addition.

27 **28. Section R314.3 Area limitation exception** is amended to read as follows:

28 **R314.3 Exception.** The aggregate area of a mezzanine located within a dwelling unit
29 equipped with a fire sprinkler system in accordance with the requirements of the Red
30 White and Blue Fire Protection District’s code shall not be greater than one-half of the
31 floor area of the room, provided that the mezzanine meets all of the following
32 requirements:

- 33
34 1. Except for enclosed closets and bathrooms, the mezzanine is open to the room in
35 which such mezzanine is located.
36

1 2. The opening to the room is unobstructed except for walls not more than 42 inches
2 in height, columns and posts.

3
4 3. The exceptions to IRC Section R314.5 do not apply.

5
6 **29. Section R319** Emergency Escape and Rescue Opening Required Exception 3 is
7 amended as follows:

8 **R319.1 Exception 3.** Where the dwelling or townhouse is equipped with an automatic
9 sprinkler system installed in accordance with the requirements of the Red White and Blue
10 Fire Protection District’s code, sleeping rooms in basements shall not be required to have
11 emergency escape and rescue openings provided that the basement has one of the
12 following:

13
14 3.1. One means of egress complying with IRC Section R318 and one emergency
15 escape and rescue opening.

16
17 3.2. Two means of egress complying with IRC Section R318.

18
19 **30. Section R329.6.2.1** **Alternative setback at ridge** shall be amended to read as follows:

20 **R 324.6.2.1 Alternative setback at ridge.** Where an automatic sprinkler system is
21 installed within the dwelling in accordance with the requirements of the Red White and
22 Blue Fire Protection District’s code, setbacks at ridges shall comply with one of the
23 following:

24
25 1. For photovoltaic arrays occupying not more than 66 percent of the plan view total
26 roof area, not less than an 18 inch clear setback is required on both sides.

27
28 2. For photovoltaic arrays occupying more than 66 percent of the plan view total roof
29 area, not less than a 36 inch clear setback is required on both sides of a horizontal
30 ridge.

31
32
33 **31. Section R502.1.1** **Sawn Lumber** is amended to read as follows:

34 **R502.1.1 Sawn Lumber.** Sawn lumber, dimensional lumber, and logs for joists, beams
35 and girders shall be identified by a grade mark of a lumber grading or inspection body
36 that has been approved by an accreditation agency that complies with DOC PS 20. In
37 lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection
38 agency meeting the requirements of this section may be accepted.
39

- 1 **32. Section R602.1.1 Sawn Lumber** is amended to read as follows:
- 2 **R602.1.1 Sawn Lumber.** Sawn lumber, dimensional lumber, and logs for studs, plates
3 and headers shall be identified by a grade mark of a lumber grading or inspection agency
4 that has been approved by an accreditation body that complies with DOC PS 20. In lieu
5 of a grade mark, a certificate of inspection issued by a lumber grading or inspection
6 agency meeting the requirements of this section may be accepted.
7
- 8 **33. Section R602.3 Design and construction** is amended by adding the following sentence:
- 9 The use of load duration factors for snow load shall be prohibited.
- 10 **34. Section R802.1.1 Sawn Lumber** is amended to read as follows:
- 11 **R802.1.1 Sawn Lumber.** Sawn lumber, dimensional lumber, and logs for rafters,
12 trusses and ceiling joists shall be identified by a grade mark of a lumber grading or
13 inspection agency that has been approved by an accreditation body that complies with
14 DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber
15 grading or inspection agency meeting the requirements of this section may be accepted.
16
- 17 **35. Section R802.2 Design and construction** is amended by adding the following sentence:
- 18 There shall be no reduction in snow load for pitch or duration.
- 19 **36. Section 802.10.3 Bracing** is amended by adding the following sentence:
- 20 Trusses shall be blocked at bearing points.
21
- 22 **37. Section R902 Fire Classification** is amended to read as follows:
- 23 **R902.1 Roof assemblies.** Roofs shall be covered with materials as set forth in Sections
24 R904 and R905. Class A roofing assemblies shall be installed on all new buildings,
25 additions and re-roofs. Class A roofing required to be listed by this section shall be tested
26 in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick,
27 masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper
28 shingles or sheets, and metal sheets and shingles, shall be considered Class A roof
29 coverings. Where required for roof drainage, scuppers shall be placed level with the roof
30 surface in a wall or parapet. The scupper shall be located as determined by the roof slope
31 and contribution roof area.
- 32 **38. Section R903 Weather Protection** is amended by inserting a new subsection, R903.1.1
33 Snow-shed barriers, to read as follows:

1 **R903.1.1 Snow-shed Barriers.** Roofs shall be designed to prevent accumulations of
2 snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from
3 buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas
4 utility or electric utility meters, or adjacent properties.

5 **Exception:** Roof areas with a horizontal dimension of no more than 48 inches (1219mm)
6 that will not receive snow shedding from a higher roof. The horizontal projection shall be
7 measured perpendicular to the exterior wall line from the edge of the roof or eave to any
8 intersecting vertical surface.
9

10 **39. Section 905.1.1 Underlayment** is amended to read as follows:

11 **R905.1.1 Underlayment.** An underlayment that consists of an approved self-adhering
12 polymer modified bitumen sheet, or other similar material that meets the intent and is
13 first approved by the building official, shall be used with all roof coverings. The
14 underlayment shall extend up the slope of the roof from the drip edge of the roof or eave
15 to the ridge. The underlayment shall cover the entire roof deck surface. In new
16 construction the underlayment shall extend a minimum of 30 inches up the walls adjacent
17 to the roof surface.
18

19 **40. Section R905.1.2 Ice barriers** is amended to read as follows:

20 **R905.1.2 Ice barriers.** An ice dam protection that consists of an approved self-
21 adhering modified bitumen sheet underlayment, or other similar material that meets the
22 intent and is first approved by the building official, shall be used at all sloped roofs. This
23 ice dam protection underlayment shall extend up the slope of the roof from the drip-edge
24 of the roof or eave and cover the entire roof deck surface. In new construction ice dam
25 protection shall extend a minimum 30 inches up walls and adjacent to the roof surface.

26 **41. Section R1004.4 Unvented gas log heaters** is amended to read as follows:

27 **R1004.4 Unvented gas log heaters.** Installation of unvented gas log heaters is
28 prohibited.

29 **42. Section R1004 Factory Built Fireplaces** is amended by adding a new subsection,
30 R1004.6 Factory-built fireplace enclosures, to read as follows:

31 **R1004.6 Factory-built fireplace enclosures** is to read exactly as set forth in IBC
32 Sections 718.6 as amended.

33 **43. Section R1005 Factory Built Chimneys** is amended by adding three new subsections to
34 read as follows:

- 1 **R1005.9 Factory-built chimney enclosure** is to read exactly as set forth in IBC Section
2 718.7 as amended.
3
- 4 **R1005.10 Limitations on the type and number of devices** is to read exactly as set
5 forth in IBC Section 2113.21 as amended.
6
- 7 **R1005.11 Factory built chimney** is to read exactly as set forth in IBC Section 2113.22
8 as amended.
9
- 10 44. **Chapter 11 Energy Efficiency** is deleted in its entirety and replaced with the 2024
11 International Energy Conservation Code Residential Provisions as amended in this code.
- 12 45. **Section M1503.6.1 Location** is amended by adding a new subsection M1503.6.2
- 13 **M1503.6.1.2 Ducts within the Thermal Envelope.** *Kitchen* exhaust makeup air that is
14 ducted from the outdoors through ducts passing through the thermal envelope shall be
15 insulated their entire length to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm)
16 in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in
17 diameter. Alternatively, sections of *ductwork* that are installed within ceiling insulation,
18 surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and
19 located such that the top of the *ductwork* is not less than 3.5 inches (89 mm) below the top
20 of the insulation shall be considered as having an effective duct insulation *R-value* of R-
21 25.
22
- 23
- 24 46. **Section M1701 General** is amended by adding a new subsection M1701.3 Combustion
25 air terminations to read as follows:
- 26 **M1701.3 Combustion air terminations.** All combustion air terminations shall be a
27 minimum of 36 inches above finished grade.
- 28 47. **Section M1804.2.1 Through the roof** is amended to read as follows:
- 29 **M1804.2.1 Through the roof.** Vents passing through a roof shall extend through
30 flashing and terminate in accordance with the manufacturer’s installation requirements.
31 All vents shall terminate within 5 feet of ridgeline.
- 32 48. **Section M1804.2.6 Mechanical draft systems Item 4** is amended to read as follows:
- 33 **Item 4.** The bottom of the vent terminal shall be located a minimum of 36 inches above
34 finished grade.
- 35 49. **Section M2001.4 Flood-resistant installation** is amended by adding the follow

- 1 sentence:
- 2 All boiler, furnace, mechanical and water heater rooms, are to be provided with a floor
3 drain.
- 4 **50. Section M2101.10 Tests** is amended by adding the following sentence at the end of the
5 paragraph:
- 6 Hydronic tubing may be tested with a 50 psi air test for 30 minutes.
7
- 8 **51. Section M2103.4 Testing** is amended by adding the following sentence at the end of the
9 paragraph:
- 10 Hydronic tubing may be tested with a 50 psi air test for 30 minutes.
11
- 12 **52. Section M2105.28 Testing** is amended by adding the following sentence at the end of
13 the paragraph:
- 14 Assembled loop systems may be tested with a 50 psi air test for 30 minutes.
15
- 16 **53. Section G2406.2 Prohibited locations** is amended by eliminating Exceptions 3 and 4.
- 17 **54. Section G2406.3 Outdoor locations** is amended to add the following sentences at the
18 end of the paragraph:
- 19 All exterior fire pits and fireplaces shall not be installed on or under combustible
20 structures unless the entire appliance is listed and tested as one unit for that application,
21 or as first approved by the building official per R104.11 Alternative materials, design and
22 methods of construction and equipment. All listed outdoor appliances must meet all
23 manufactures' clearance requirements.
24
- 25 **55. Section G2407.6 Outdoor combustion air** is amended by adding the following
26 sentence:
- 27 All exterior openings for combustion air shall terminate a minimum 36 inches above
28 finished grade.
- 29 **56. Section G2407.11 Combustion air ducts Item 8** is amended to read as follows:
- 30 **Item 8.** Combustion air intake openings located on the exterior of a building shall have
31 the lowest side of such openings located not less than 36 inches vertically from the
32 adjoining finished grade.
33

1 **57. Section G2417.4.1 Test pressure** is amended to read as follows:
2 **G2417.4.1 Test pressure.** The test pressure to be used shall not be less than one and
3 one-half times the proposed maximum working pressure, but not less than 10 psig (69
4 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure.
5 Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not
6 exceed a value that produces a hoop stress in the piping greater than 50 percent of the
7 specified minimum yield strength of the pipe.

8 **58. Section G2425.8 Appliances not required to be vented** is amended by deleting the
9 Item 7.

10 **Item 7.** Room heaters listed for unvented use is deleted.

11
12 **59. Section G2427.4.1 Plastic piping** is amended by adding the following sentence:

13 All plastic piping used as vents or combustion air is to be tested with a minimum 5 psi air
14 test for 15 minutes.

15
16 **60. Section G2427.4.1 Plastic piping** is amended by adding a new subsection, Section
17 G2427.4.1.2 Existing plastic piping.

18 **Section G2427.4.1.2 Existing plastic piping.** When replacement equipment is connected
19 to existing plastic piping utilized for venting and combustion air, the plastic piping shall
20 be tested with an air pressure not to exceed 5 psi but not less than 3 psi for 15 minutes
21 before such equipment is connected thereto.

22 **61. Section G2427.8 Table G2427.8 Through-the-wall vent terminal clearance** is amended
23 to read as follows:

24 Figure Clearance A shall be 36 inches minimum above finished grade level, veranda,
25 porch, deck or balcony.

26
27 **62. Section G2432 Decorative Appliances for Installation in Fireplaces** is amended by
28 adding a new subsection, G2432.4 Gas logs, to read as follows:

29 **G2432.4 Gas logs.** Gas logs may be installed in solid-fuel-burning fireplaces provided:

30 1. The gas log is installed in accordance with the manufacturer's installation
31 instructions.

32 2. If the fireplace is equipped with a damper it shall either be removed or welded in
33 an open position.

- 1 3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and
2 not more than 4 square inches per 2,000 Btu/h input.
- 3 4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.
- 4 5. Gas logs shall be vented with a Class A Chimney.
- 5 6. Gas logs may be installed in factory-built fireplaces only when:
 - 6 a. The fireplace and gas logs are listed for use together as an individual unit
 - 7 b. The fireplace is approved for use with any listed gas log
 - 8 c. The fireplace manufacturer provides prior written approval for the installation.
- 9 7. Gas logs shall be provided with a motorized damper interlocked with the
10 electronic ignition of the unit.

11 **Exception:** The installation of gas logs in factory built fireplace units for which the
12 manufacturer cannot be identified or located may be approved by the building official at
13 his or her discretion. Any approval shall be based at a minimum, on written evidence
14 submitted by the gas log manufacturer that the installation of their product will not
15 compromise the integrity of the existing fireplace.

16 **63. Section G2433 Log lighters** is amended to read as follows:

17 **G2433.1 General.** Log lighters are prohibited.

18 **Exception.** Log lighters are allowed if listed as a component of EPA Phase II appliances
19 and approved by the Building Official.

20 **64. Section G2445 Unvented Room Heaters** is amended to read as follows:

21 **G2445 .1 General.** Installation of unvented room heaters is prohibited.

22 **65. Section P2501 General** is amended by adding a new subsection P2501.1.2 Intent

23 **P2501.1.2 Intent.** The intent of this code is to meet or exceed the requirements of the
24 *State of Colorado Plumbing Code*. When technical requirements, specifications or
25 standards in the *Colorado Plumbing Code* conflict with this code, the more restrictive
26 shall apply.

27 **66. Section P2503.5.1 Rough plumbing** the first paragraph is amended as follows:

1 **P2503.5.1** Underground and **Rough Plumbing**. Drain, waste, and vent systems shall be
2 tested upon completion of the rough piping installation by water or by air with a
3 maximum of 5 psi with no evidence of leakage. Either test shall be applied to the
4 drainage system in its entirety or in sections after rough piping has been installed, as
5 follows:

6 **67. Section P2503.7 Water-supply system testing** is amended to read as follows:

7 **P2503.7 Water-supply system testing.** Upon completion of the water-supply system
8 or a portion of it, the system or portion completed shall be tested and proved tight under a
9 water pressure of not less than the working pressure of the system or, for piping systems,
10 by an air test of not less than 50 psi. This pressure shall be held for not less than 15
11 minutes. The water used for tests shall be obtained from a potable water source.

12 **68. Section P2801.6.2 Pan drain termination** is amended to read as follows:

13 **P2801.5.2 Pan drain termination.** The pan drain shall extend full-size and terminate
14 over a suitably located indirect waste receptor or floor drain. For replacement water
15 heaters in existing locations without a floor drain, a water alarm wired to a solenoid valve
16 (or equivalent) that automatically shuts off the water supply upon detection of a leak,
17 shall meet the intent of this code. All water heater rooms in new construction shall be
18 equipped with a floor drain.

19 **69. Section P2804.6.1 Requirements for discharge pipe Item 5** is amended to read as
20 follows:

21 **Item 5.** Discharge to the floor where floor drain is provided, to the pan serving the water
22 heater or storage tank, or to a waste receptor.

23
24 **70. Section P3103.1.1 Roof extension** is amended to read as follows:

25 **P3103.1.1 Roof extension.** All open vent pipes which extend through a roof shall be
26 terminated at least 12 inches above the roof and shall terminate within 5 feet of a
27 ridgeline.

28 **71. *Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 General Requirements, Electrical***
29 ***Definitions, Services, Branch Circuit and Feeder Requirements, Wiring Methods,***
30 ***Power and Lighting Distribution, Devices and Luminaires, Appliance Installation,***
31 ***Swimming Pools, Class 2 Remote-Control, Signaling and Power-Limited Circuits***
32 **are deleted in their entirety.**

1 **8-1-6: AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE:** The following
2 sections of the International Plumbing Code, 2024 Edition, are amended to read as follows:

- 3
- 4 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge”.
- 5 2. **Section 101.3** **Purpose** is amended to add the following sentences:
6 The intent of this code is to meet or exceed the requirements of the *State of Colorado*
7 *Plumbing Code*. When technical requirements, specifications or standards in the
8 *Colorado Plumbing Code* conflict with this code, the more restrictive shall apply.
- 9 3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
10 103.2 as amended.
- 11 4. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
12 amended.
- 13 5. **Section 104.8** **Liability** is amended by adding the first paragraph as written in IBC
14 Section 104.8 as amended.
- 15 6. **Section 105.5.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
16 as amended.
- 17 7. **Section 105.5.4** **Extensions** is deleted in its entirety.
- 18 8. **Section 108.2** **Schedule of permit fees** is amended to read as follows:
19 **108.2 Schedule of permit fees.** The fees for plumbing work shall be in accordance
20 with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth
21 in IBC Section 109.2 as amended.
- 22 9. **Section 108.6** **Refunds** is amended to read as follows:
23 **108.6 Refunds.** The building official is authorized to establish a refund policy.
- 24 10. **Section 111.4.3** **Reinspection and Testing** is amended to read as follows:
25 **111.4.3 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as amended.
- 26 11. **Section 112** **Means of appeals** is deleted in its entirety and reenacted to read exactly as
27 set forth in IBC Section 113.

- 1 12. **Section 114.4** **Violation penalties** is amended to read exactly as set forth in IBC
2 Section 114.4.
- 3 13. **Section 115** **Stop work orders** is amended to read exactly as set forth in IBC Section
4 115 as amended.
- 5 14. **Section 301** **General** is amended by adding a new subsection, 301.8 Floor drains, to
6 read as follows:
- 7 **301.8 Floor Drains.** All mechanical, furnace, boiler and water heater rooms shall be
8 provided with a floor drain.
- 9 15. **Section 305.4.1** **Sewer depth** is amended to read as follows:
- 10 **305.4.1 Sewer depth.** Building sewers shall be installed in accordance with the
11 standards and approval of the governing Sanitation District.
- 12 16. **Section 312.1** **Required Tests** is amended by deleting this section of the fourth
13 sentence; “, for piping systems other than plastic,”.
- 14 17. **Section 312.3** **Drainage and Vent Air Test** is amended by deleting the first sentence;
15 “Plastic pipe shall not be tested using air.”
- 16 18. **Section 312.7** **Gravity sewer test** is amended to read as follows:
- 17 **312.7 Gravity sewer test.** Testing of the building sewer shall be in accordance with the
18 standards and approval of the governing Sanitation District.
- 19 19. **Section 312.8** **Forced sewer test** is amended to read as follows:
- 20 **312.8 Forced sewer test.** Testing of the building sewer shall be in accordance with the
21 standards and approval of the governing Sanitation District.
- 22 20. **Section 403.1** **Minimum number of fixtures** is amended to read exactly as IBC Section
23 2902.1 as amended.
- 24 21. **Section 403.2** **Separate facilities Exception 2** is amended by changing the total
25 occupant load from 15 to 30.
- 26 22. **Section 403.2** **Separate facilities** is amended by adding a exception 4 to read as follows:
- 27 **Exception 4.** Gender neutral single-user toilet facility and bathing room fixtures.
28

- 1 **23. Section 403.2.1 Family or assisted-use toilet facilities serving as separate facilities is**
2 amended to read exactly as IBC Section 2902.1.2 as amended.
- 3 **24. Section 504.6 Requirements for discharge piping Item 5** is amended by deleting the
4 portion of the sentence “to the outdoors.”
- 5 **25. Section 504.7.2 Pan drain termination** is amended to read as follows:
- 6 **504.7.2 Pan drain termination.** The pan drain shall extend full-size and terminate over
7 a suitably located indirect waste receptor or floor drain. For replacement water heaters in
8 existing locations without a floor drain, a water alarm wired to a solenoid valve (or
9 equivalent) that automatically shuts off the water supply upon detection of a leak, shall
10 meet the intent of this code. All water heater rooms in new construction shall be equipped
11 with a floor drain.
- 12 **26. Section 608.18.1 Well locations** through **Section 608.18.8 Drainage** are deleted in
13 their entirety.
- 14 **27. Section 610.1 General** is amended to read as follows:
- 15 **610.1 General.** New or repaired potable water systems shall be purged of deleterious
16 matter and disinfected prior to utilization. The method to be followed shall be that
17 prescribed by the Town of Breckenridge Water Department.
- 18 **28. Section 701.2 Connection to sewer required** is amended to read as follows:
- 19 **701.2 Connection to sewer required.** Every building in which plumbing fixtures are
20 installed and all premises having drainage piping shall be connected to a public sewer.
- 21 **29. Section 903.1 Roof extension** is amended to read as follows:
- 22 **903.1 Roof extension.** All open vent pipes which extend through a roof shall terminate
23 at least 12 inches above the roof and within 5 feet of a ridgeline.
- 24 **30. Section 1106.1 General** is amended to read as follows:
- 26 **1106.1 General.** The size of the vertical conductors and leaders, building storm drains,
27 building storm sewers, and any horizontal branches of such drains or sewers shall be
28 based on the 100-year hourly rainfall rate of two inches per hour.
- 29 **31. Section 1109.1 General** is amended to read as follows:
- 30 **1109.1 General.** Combination sanitary and storm drains or sewers are prohibited.

1
2 **8-1-7: AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE:** The
3 following sections of the International Mechanical Code, 2024 Edition, are amended to read as
4 follows:
5

- 6 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge.”
- 7 2. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
8 103.2 as amended.
- 9 3. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
10 amended.
- 11 4. **Section 104.8** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
12 amended.
- 13 5. **Section 105.4.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
14 as amended.
- 15 6. **Section 105.4.4** **Extensions** is deleted in its entirety.
- 16 7. **Section 108.2** **Schedule of permit fees** is amended to read as follows:
17 **108.2 Schedule of permit fees.** The fees for mechanical work shall be in accordance
18 with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth
19 in IBC Section 109.2 as amended.
- 20 8. **Section 108.6** **Refunds** is amended to read as follows:
21 **108.6 Refunds.** The building official is authorized to establish a fee refund policy.
- 22 9. **Section 111.3.3** **Reinspection and testing** is amended to read as exactly as set forth in
23 IBC Section 110.7 as amended.
- 24 10. **Section 112** **Means of appeal** is deleted in its entirety and reenacted to read exactly as
25 set forth in IBC Section 113.
- 26 11. **Section 114.4** **Violation penalties** is amended to read exactly as set forth in IBC
27 Section 114.4.
- 28 12. **Section 115** **Stop work order** is amended to read exactly as set forth in IBC Section
29 115 as amended.

1 13. **Section 202 Definitions** is amended by adding the following definitions within the
2 alphabetical order of the existing definitions:

3 CERTIFIED SOLID FUEL BURNING DEVICE: A solid fuel burning
4 device that is certified by the Air Pollution Control Division of the
5 Colorado Department of Health or approved by the building official as
6 meeting the emission standards set forth in Section IV of Regulation No. 4
7 of Volume I of the Colorado Air Quality Control Commission (EPA Phase
8 II or III).
9

10 SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or
11 other device intended and or used for the purpose of burning wood, coal,
12 pulp, paper, pellets or other nonliquid or non-gaseous fuel.
13

14 14. **Section 301 General** is amended by adding a new subsection, 301.19 Floor Drains, to
15 read as follows:

16 **301.19 Floor Drains.** All mechanical rooms (furnace, boiler, water
17 heater rooms) shall be provided with a floor drain.
18

19 15. **Section 505.4 Makeup air required** is amended by adding a new subsection 505.4.1
20 Ducts within the Thermal Envelope.

21 **505.4.1 Ducts within the Thermal Envelope.** *Kitchen* exhaust makeup air that is
22 ducted from the outdoors through ducts passing through the thermal envelope shall be
23 insulated their entire length to an *R-value* of not less than R-8 for *ducts* 3 inches (76 mm)
24 in diameter and larger and not less than R-6 for *ducts* smaller than 3 inches (76 mm) in
25 diameter. Alternatively, sections of *ductwork* that are installed within ceiling insulation,
26 surrounded with blown-in attic insulation having an *R-value* of R-30 or greater and
27 located such that the top of the *ductwork* is not less than 3.5 inches (89 mm) below the top
28 of the insulation shall be considered as having an effective duct insulation *R-value* of R-
29 25.
30

31 16. **Section 509.1 Where required** is amended by adding the following paragraph.

32 All fire suppression systems required by this code shall be inspected and
33 approved by a special inspector. The special inspector shall be an
34 authorized representative of the Red White and Blue Fire Protection
35 District.
36

37 17. **Section 701.1 Scope** is amended by adding a new subsection, 701.1.1 Vent and
38 combustion air ducts, to read as follows:

1 **701.1 Vent and combustion air ducts.** Vent and combustion air ducts
2 shall terminate a minimum of 36 inches above finished grade.

3
4 **18. Section 804.3.4 Horizontal terminations** is amended by changing Item 6 to read as
5 follows:

6 Item 6. The bottom of the vent termination shall be located at least 36
7 inches above finished grade.

8
9 **19. Section 805 Factory-Built Chimneys** is amended by adding new subsections to read
10 exactly as set forth in IBC Sections 718.6, 718.7, and 2113.22 as amended.

11 **20. Section 903.3 Unvented gas log heaters** is amended to read as follows:

12 **903.3 Unvented gas log heaters.** Unvented gas log heaters are
13 prohibited.

14
15 **21. Section 905 Fireplace Stoves and Room Heaters** is amended by adding a new
16 subsection, 905.4 Limitation on the type and number of devices, to read as follows:

17 **905.4** Limitation on the type and number of devices is added to read
18 exactly as set forth in IBC Section 2113.21 as amended.

19
20 **22. Section 1208.1 General** is amended by adding the following sentences at the end of the
21 paragraph.

22 Hydronic tubing may be tested with a 50 psi air test for a minimum of 30
23 minutes. Assembled loop systems may be tested with a 50 psi air test for a
24 minimum of 30 minutes.

25
26
27 **8-1-8: AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE:** The following
28 sections of the International Fuel Gas Code, 2024 Edition, are amended to read as follows:

29
30 **1. Section 101.1 Title** is amended by adding the name “Town of Breckenridge.”

31 **2. Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section
32 103.2 as amended.

33 **3. Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
34 amended.

- 1 4. **Section 104.8 Liability** is amended to read exactly as set forth in IBC Section 104.8 as
2 amended.
- 3 5. **Section 105.5.3 Expiration** is amended to read exactly as set forth in IBC Section 105.5
4 as amended.
- 5 6. **Section 105.5.4 Extensions** is deleted in its entirety.
- 6 7. **Section 108.2 Schedule of permit fees** is amended to read as follows:
- 7 **108.2 Schedule of permit fees.** The fees for fuel gas mechanical/ plumbing work shall
8 be in accordance with the Town of Breckenridge Building Permit and Inspection Fee
9 Schedule as set forth in IBC Section 109.2 as amended.
- 10 8. **Section 108.6 Refunds** is amended to read as follows:
- 11 **108.6 Refunds.** The building official is authorized to establish a fee refund policy.
- 12 9. **Section 111.3.3 Reinspections and testing** is amended to read as follows:
- 13 **111.3.3 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as amended.
14
- 15 10. **Section 112 Means of Appeal** is deleted in its entirety and reenacted to read exactly as
16 set forth in IBC Section 113.
- 17 11. **Section 113.4 Violation penalties** is amended to read exactly as set forth in IBC
18 Section 114.
- 19 12. **Section 114 Stop work orders** is amended to read exactly as set forth in IBC Section
20 115 as amended.
- 21 13. **Section 303.2 Hazardous locations** is amended by adding the following sentences to
22 read as follows:
- 23 All exterior fire pits and fireplaces shall not be installed on or under combustible
24 structures unless the entire appliance is listed and tested as one unit for that application,
25 or as first approved by the building official per IBC Section 104.2.3 Alternative
26 materials, design and methods of construction and equipment. All listed outdoor
27 appliances must meet all manufactures' clearance requirements.
28
- 29 14. **Section 303.3 Prohibited locations** is amended by deleting Exceptions 3 and 4.
- 30 15. **Section 304.11 Combustion air ducts Item 8** is amended to read as follows:

1 **Item 8.** Combustion air intake openings located on the exterior of a building shall have
2 the lowest side of such openings located a minimum of 36 inches above finished grade.
3

4 **16. Section 304.11 Combustion air ducts** is amended by adding Item 9 to read as follows:

5 **Item 9.** Combustion air duct terminations shall terminate a minimum of 36 inches above
6 finished grade.
7

8 **17. Section 406.4.1 Test pressure** is amended to read as follows:

9 **406.4.1 Test pressure.** The test pressure to be used shall not be less than one and one-
10 half times the proposed maximum working pressure, but not less than 10 psig (69 kPa
11 gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where
12 the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a
13 value that produces a hoop stress in the piping greater than 50 percent of the specified
14 minimum yield strength of the pipe.
15

16 **18. Section 501.8 Equipment not required to be vented** is amended by deleting Items 8
17 and 10.

18 **19. Section 503.4.1 Plastic piping** is amended by adding the following sentence:

19 All plastic piping used as vents or combustion air is to be tested with a 5 psi air test for a
20 minimum of 15 minutes.
21

22 **20. Section 503.4.1 Plastic piping** is amended by adding a new subsection, Section
23 503.4.1.2 Existing plastic piping.

24 Section 503.4.1.2 Existing plastic piping. When replacement equipment is connected to
25 existing plastic piping utilized for venting and combustion air, the plastic piping shall be
26 tested with an air pressure not to exceed 5 psi but not less than 3 psi for 15 minutes
27 before such equipment is connected thereto.

28 **21. Section 503.8 Table 503.8** Through-the-wall vent terminal clearance is amended to read
29 as follows:

30 Figure Clearance A shall be 36 inches minimum above finished grade level, veranda,
31 porch, deck or balcony.
32

33 **22. Section 506 Factory Built Chimneys** is amended by adding new subsections to read
34 exactly as IBC Sections 718.6, 718.7, 2113.21, and 2113.22 as amended.

35 **23. Section 602.1 General** is amended to read as follows:

1 **602.1 General.** Decorative appliances for installation in approved solid fuel-burning
2 fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in
3 accordance with the manufacturer’s installation instructions.

4 **24. Section 602 Decorative Appliances for Installation in Fireplaces** is amended by
5 adding a new subsection, 602.4 Gas Logs, to read as follows:

6 **602.4 Gas Logs.** Gas logs may be installed in solid-fuel-burning fireplaces provided:

- 7 1. The gas log is installed in accordance with the manufacturer’s installation
8 instructions.
- 9 2. If the fireplace is equipped with a damper it shall either be removed or welded
10 in an open position.
- 11 3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input
12 and not more than 4 square inches per 2,000 Btu/h input.
- 13 4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff
14 valve.
- 15 5. Gas logs shall be vented with a Class A Chimney.
- 16 6. Gas logs may be installed in factory-built fireplaces only when:
 - 17 a. The fireplace and gas logs are listed for use together as an individual unit
 - 18 b. The fireplace is approved for use with any listed gas log
 - 19 c. The fireplace manufacturer provides prior written approval for the
20 installation.
- 21 7. Gas logs shall be provided with a motorized damper interlocked with the
22 electronic ignition of the unit.

23 **Exception:** The installation of gas logs in factory built fireplace units for which the
24 manufacturer cannot be identified or located may be approved by the building official at
25 his or her discretion. Any approval shall be based at a minimum, on written evidence
26 submitted by the gas log manufacturer that the installation of their product will not
27 compromise the integrity of the existing fireplace.

28 **25. Section 603.1 General** is amended to read as follows:

1 **603.1 General.** Log lighters are prohibited.

2 **26. Section 618.3 Prohibited sources** is amended by adding a new subsection, 618.4.1
3 Outside air sources, to read as follows:

4 **618.4.1 Outside air sources.** Outside air shall not be obtained from an exterior opening
5 less than 36 inches from finished grade.

6 **27. Section 621 Unvented Room Heaters** is deleted in its entirety.

7
8 **8-1-9: AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION**
9 **CODE:** The following sections of the International Energy Conservation Code, 2024Edition, are
10 amended to read as follows:

11
12 1. **C101.1, Title** is amended as follows:

13 This code shall be known as the Energy Conservation Code of the Town of Breckenridge
14 and shall be cited as such. It is referred to herein as “this code”.

15
16 2. **Section C103.1 Creation of Enforcement Agency**, is amended by adding the name of
17 the “Town of Breckenridge Building Division.” The rest of the section will remain
18 unchanged.

19 **Section C103.1 Creation of enforcement agency.** The Town of Breckenridge Building
20 Division is hereby created.

21 3. **Section C105.6.2 Compliance Documentation**, is deleted in its entirety.

22 4. **Section C401.2 Application** is amended to read as follows:

23 **C401.2 Application.** Commercial buildings shall comply with all the following:

- 24 1. The Colorado Model Electric-Ready and Solar Ready Code commercial
25 provisions as found in the new Section C410 of the Colorado Model Low Energy
26 and Carbon Code (LECC), (with the exception of the EV requirements found in
27 Section C410 of this code).
- 28 2. Section C409 Renewable Energy Mitigation Program (REMP), of this code,
- 29 3. Section C410 Electric Vehicle (EV) Ready, of this code, and
- 30 4. Either Section C401.2.1 or C401.2.2, of this code.
- 31
- 32

1 **5. Section C401.2.1** is amended to read as follows:

2 **C401.2.1 International Energy Conservation Code.** Commercial buildings shall comply
3 with one of the following:

4
5 1. *Prescriptive Compliance.* The Prescriptive Compliance option requires compliance
6 with Sections C401.2, C402 through C406 and Section C408. Dwelling units and
7 sleeping units in Group R-2 buildings shall be deemed to be in compliance with this
8 chapter, provided that they comply with Sections C401.2 and R406.

9
10 2. *Simulated Building Performance.* The *Simulated Building Performance* option
11 requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G,
12 as modified to be based on Site Energy Use Intensity in accordance with Section I6 of
13 Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the
14 Simulated Building Performance Option removes all requirements of the IECC and
15 replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the
16 exception of the requirement for compliance with the Colorado Electric Ready and
17 Solar Ready Code as amended by Section C410 of this code, and Section C409
18 REMP.

19
20 **Exception:** *Additions, alterations, repairs* and changes of occupancy to existing
21 buildings complying with Chapter 5, unless called out within Section C410 of the Model
22 Low Energy and Carbon Code or REMP.

23
24 **6. Section C401.2.2** is amended to read as follows:

25 **C401.2.2 ASHRAE 90.1.** Commercial buildings shall comply with Section C410 of the
26 Model Low Energy and Carbon Code as amended to include Section C410 of this code,
27 Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is
28 deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use
29 Intensity in accordance with Section I6 of Informative Appendix I.

30
31 **7. Section C402.1** is amended to read as follows:

32 **C402.1 General.** Building thermal envelope assemblies for buildings that are intended to
33 comply with the code in accordance with the Prescriptive Compliance path described in
34 Item 1 of Section C401.2.1 shall comply with the following:

35
36 1. The opaque portions of the building thermal envelope shall comply with the specific
37 insulation requirements of Section C402.2 and the thermal requirements of Section
38 C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of

1 mechanical equipment is greater than 1 percent of the opaque above-grade wall area,
2 the building thermal envelope shall comply with Section C402.1.2.1.8.

3
4 2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.

5
6 3. Roof solar reflectance and thermal emittance shall comply with Section C402.4

7
8 4. Fenestration in the building thermal envelope shall comply with Section C402.5.
9 Where buildings have a vertical fenestration area or skylight area greater than that
10 allowed in Section C402.5, the building and building thermal envelope shall comply
11 with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.

12
13 5. Air leakage of building thermal envelope shall comply with Section C402.6. Air
14 barrier and air sealing details, including the location of the *air barrier*, shall comply
15 with Section C105.2. Proof that an *approved* third party for *air leakage* testing has
16 been engaged shall be provided.

17
18 6. Thermal bridges in above-grade walls shall comply with Section C402.7.

19
20 7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated
21 warehouse freezers shall comply with Section C403.12.

22
23 **8. Section C402.1.4 Component Performance Method** is amended to read as follows:

24 **C402.1.4 Component performance method.** Building thermal envelope values and
25 fenestration areas determined in accordance with Equation 4-1 shall be an alternative to
26 compliance with the maximum allowable fenestration areas in Section C402.5.1.
27 Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.

28 Equation 4-1 $AP + BP + CP + \square AT + BT + CT + - VF - VS$

29 where:

30 AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly,
31 other than slab-on-grade or below-grade wall assemblies.

32 BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.

33 CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.

34 AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each
35 proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall
36 assemblies.

37 BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-
38 grade edge condition.

39 CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-
40 grade wall assembly.

1 PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or
2 C402.5.1.2.
3 QF = Proposed vertical fenestration area.
4 RF = QF – PF, but not less than zero (excess vertical fenestration area).
5 SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration
6 assemblies.
7 TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque
8 wall assemblies.
9 UF = SF – TF (excess U-factor for excess vertical fenestration area).
10 VF = RF × UF (excess U × A due to excess vertical fenestration area).
11 PS = Maximum skylight area allowable by Section C402.1.2.
12 QS = Actual skylight area.
13 RS = QS – PS, but not less than zero (excess skylight area).
14 SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.
15 TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof
16 assemblies.
17 US = SS – TS (excess U-factor for excess skylight area).
18 VS = RS × US (excess U × A due to excess skylight area).
19

20 **9. Section C403.1** is amended to read as follows:

21 **C403.1 General.** Mechanical systems and equipment serving the building heating, cooling,
22 ventilating or refrigerating needs shall comply with one of the following:

- 23
- 24 1. Section C403.1.1 and Sections C403.2 through C403.17.
 - 25
 - 26 2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections
27 C403.6 through C403.17.
 - 28

29 **10. Section C403.12.2 Snow- and ice-melt system controls** is amended to read as follows:

30 **C403.14.2 Snow- and ice-melt system controls.**

31 Snow- and ice-melt system controls shall include automatic controls in accordance with
32 REMP Section C409.3.2, #2.

33

34 **11. Section C404 Service Water Heating** is amended by adding the following new Section
35 C404.11:

36 **C404.11 Building Water Use Reduction.** All commercial buildings shall comply
37 with the requirements as set forth in Section C404.11 and as shown in Table
38 C404.11.1.

1 **Exception:** All structures complying with the Department of Energy's Zero Energy
 2 Ready Home National Program do not have to comply with Section C404.11.

3 **Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS**

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min) ^a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)

PLUMBING FIXTURE	MAXIMUM
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min)211 elk

1 a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in
2 Section 404.11.1(g)

3 **C404.11.1 Plumbing Fixtures and Fittings.**

4 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads)
5 shall comply with the following requirements as shown in Table C404.11.1.

6 A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum
7 flush volume shall be determined in accordance with ASME A112.19.2/CSA
8 B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full
9 flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures
10 shall also comply with the provisions of ASME A112.19.14.

11 B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified
12 to the performance criteria of the USEPA WaterSense Tank-Type High-
13 Efficiency Toilet Specification and shall have a maximum full-flush volume of
14 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the
15 provisions of ASME A112.19.14.

16 C. Urinals. Maximum flush volume, when determined in accordance with
17 ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush.
18 Flushing urinals shall comply with the performance criteria of the USEPA
19 WaterSense Specification for Flushing Urinals. Non-water urinals shall comply
20 with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as
21 appropriate.

22 D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm
23 (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

24 E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed
25 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME
26 A112.18.1/CSA B125.1.

27 F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not
28 exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA

1 B125.1. Residential WaterSense High-Efficiency Lavatory Faucet
2 Specifications.

3 G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm
4 (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
5 Kitchen faucets shall be permitted to temporarily increase the flow greater than
6 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must
7 automatically revert to the established maximum flow rate of 1.8 gpm (6.8
8 L/min) upon physical release of the activation mechanism or closure of the
9 faucet valve.

10 H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm (7.6
11 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1.
12 Residential showerheads shall comply with the performance requirements of
13 the USEPA WaterSense Specifications for Showerheads.
14

15 I. Residential Shower Compartment (stall) in Dwelling Units and Guest
16 Rooms. The allowable flow rate from all shower outlets (including rain
17 systems, waterfalls, body sprays, and jets) that can operate simultaneously shall
18 be limited to a total of 2.0 gpm (7.6 L/min).

19 **Exception:** Where the area of a shower compartment exceeds 2600 inch² (1.7
20 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each
21 multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

22 J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral
23 part of, or shall be installed adjacent to, not less than 50% of all drinking
24 fountains installed indoors on the premises.
25

26 C404.11.2 Appliances.

27 Commercial appliances shall comply with the following requirements:

28 A. Clothes Washers and Dishwashers installed within dwelling units shall
29 comply with the ENERGY STAR program requirements for Clothes Washers
30 and ENERGY STAR Program requirements for Dishwashers. Maximum water
31 use shall be as follows:

32 1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum
33 capacity (0.7 L/L of drum capacity)

34 2. Dishwashers - Standard size dishwashers shall have a maximum WF 3.8
35 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes shall
36 have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full operating

1 cycle). Standard and compact size shall be defined by ENERGY STAR
2 criteria.

3 B. Clothes washers installed in publicly accessible spaces (multifamily and
4 hotel common areas), and coin/card operated clothes washers of any size used
5 in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity
6 during normal cycle (.053 L/L of drum capacity during normal cycle).

7 C. Commercial dishwashers in commercial food service facilities shall meet all
8 ENERGY STAR requirements as listed in the ENERGY STAR Program
9 requirements for Commercial Dishwashers, Version 2.0.

10 **C404.11.3 Commercial Food Service Operations.**

11 Commercial food service operations (restaurants, cafeterias, food preparation
12 kitchens, caterers, etc.) shall comply with the following requirements:

13 A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at
14 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance
15 requirement when tested in accordance with ASTM F2324.

16 B. Shall use dishwashers that comply with the requirements of the ENERGY
17 STAR Program for Commercial Dishwashers.

18 C. Shall use boiler-less/connectionless food steamers that consume no more
19 than 2.0 gal/h (7.5 L/h) in the full operational mode.

20 D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h)
21 in full operational mode.

22 E. Shall use air-cooled ice machines that comply with the requirements of the
23 ENERGY STAR Program for Commercial Ice Machines.

24 F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor
25 activated, or other) for all faucet fittings within the food preparation area of the
26 kitchen and the dish room, including pot sinks and washing sinks.

27 **C404.11.4 Medical and Laboratory Facilities.**

28 Medical and laboratory facilities, including clinics, hospitals, medical centers,
29 physician and dental offices, and medical and nonmedical laboratories of all types
30 shall comply with the following:

31 A. Use only water-efficient steam sterilizers equipped with:

- 1 1. Water-tempering devices that allow water to flow only when the
2 discharge of condensate or hot water from the sterilizer exceeds 140°F
3 (60°C).
- 4 2. Mechanical vacuum equipment in place of venture-type vacuum systems
5 for vacuum sterilizers.
- 6 B. Use film processor water-recycling units where large-frame X-ray films of
7 more than 6 inches (150 mm) in either length or width are processed.
- 8 **Exception:** Small dental X-ray equipment is exempt from this requirement.
- 9 C. Use digital imaging and radiography systems where the digital networks are
10 installed.
- 11 D. Use a dry-hood scrubber system or, if the applicant determines that a wet-
12 hood scrubber is required, the scrubber shall be equipped with a water
13 recirculation system. For perchlorate hoods and other applications where a
14 hood wash-down system is required, the hood shall be equipped with self-
15 closing valves on those wash down systems.
- 16 E. Use only dry vacuum pumps unless fire and safety codes (International Fire
17 Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.
- 18 F. Use only efficient water treatment systems that comply with the following
19 criteria:
- 20 1. For all filtration processes, pressure gauges shall determine and display
21 when to backwash or change cartridges.
- 22 2. For all ion exchange and softening processes, recharge cycles shall be
23 set by volume of water treated or based on conductivity or hardness.
- 24 3. For reverse osmosis and nanofiltration equipment with a capacity greater
25 than 27 gal/h (100 L/h), reject water shall not exceed 60% of the feed water
26 and shall be used as scrubber feed water or for the other beneficial uses on
27 the project site.
- 28 4. Simple distillation is not an acceptable means of water purification.
- 29 G. With regard to food service operations within medical facilities, comply
30 with Section 404.11.3.

1 **12. Section C405.2.8.1 Demand Responsive Lighting Control Function** is amended to
2 read as follows:

3 **C405.2.8.1 Demand responsive lighting control function.** Where installed, demand
4 responsive controls for lighting shall be capable of the following: (remainder of section
5 unchanged)

6 **13. Section C405.2.10.2 Sleeping Units in Congregate Living Facilities** subnumeral 2 is
7 amended to read as follows:

8 **C405.2.10.2 Sleeping units in congregate living facilities.**

9 2. Each unit shall have a manual control by the entrance that turns off all lighting and
10 where installed, switched receptacles in the unit, except for lighting in bathrooms and
11 kitchens. The manual control shall be marked to indicate its function.
12

13 **14. Section C405.15 Renewable energy systems** is deleted in its entirety.
14

15
16 **15. Section C406** is deleted in its entirety and replaced with Section C406 of the Colorado
17 Model Low Energy and Carbon Code.
18

19 **16. Section C409** is deleted in its entirety and replaced as follows:
20

C409 Title.

21 Renewable Energy Mitigation Program (REMP) – Commercial Provisions

22 **C409.1 Scope.**

23 This section establishes criteria for compliance with the Breckenridge Renewable
24 Energy Mitigation Program (REMP). The scope of this program includes exterior
25 energy uses and energy production to offset exterior energy use.

26 **C409.2 Mandatory Requirements.**

27 Mandatory Requirements. Compliance with this section requires that the provisions of
28 this section be followed for all exterior energy use. Compliance with this section will be
29 documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet"
30 in the most current version at the time of permit application. Projected energy use,
31 associated energy offset required, fees and credits are defined within this tool.

1 Credits for on-site renewable energy. The payment-in-lieu option is voluntary.
2 Applicants interested in exterior energy use systems can alternatively choose to produce
3 on-site renewable energy with renewable energy systems such as solar photovoltaics
4 and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground
5 source heat pumps is also permitted for supplemental on-site energy.

6 **C409.3 Exterior energy uses.**

7 Commercial exterior energy uses (per list below) may be installed only if the
8 supplemental energy meets the requirements of the Renewable Energy Mitigation
9 Program. This applies to all installation for which an application for a permit is filed or
10 is by law required to be filed with or without an associated Building Permit. This does
11 not apply to work on existing systems that were permitted prior to this code.

- 12 1. Snowmelt (i.e. driveways, patios, walkways, etc.)
- 13 2. Exterior pools
- 14 3. Exterior hot tubs and spas
- 15 4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

16 **C409.3.1 On-site renewable credits.**

17 Credits for renewable energy production will be calculated and applied per
18 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
19 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
20 ground source heat pumps, hydroelectric and wind power. Provision for alternative
21 method calculations is also provided, but it will require specific review and approval by
22 the Building Official.

23 **C409.3.2 Snowmelt systems.**

- 24 1. R-15 insulation shall be installed under all areas to be snowmelted.
- 25 2. Required snowmelt controls. All systems are required to have automated controls to
26 limit operation to when moisture is present, outdoor air temperature is below 40F and
27 above 20F, and the slab temperature shall be controlled via slab temperature sensing to
28 a maximum of 38F. Idling of commercial slabs is only allowed where public safety is a
29 factor.
- 30 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
31 resistance and heat pump heaters will be allowed. Where condensing boilers are used,

1 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
2 boiler operation.

3 4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

4 **C409.3.3 Exterior pools.**

5 1. Pool covers are required for all pools, with a minimum R-value of 2.

6 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
7 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
8 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
9 boiler operation.

10 **C409.3.4 Exterior hot tubs and spas.**

11 1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-
12 value of 12.

13 2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE.
14 Electric resistance and heat pump heaters will be allowed. Where condensing boilers are
15 used, the boiler supply water temperature shall be a maximum of 130F to allow for
16 efficient boiler operation.

17 **C409.3.5 Other permanent natural gas or electric heating and cooking elements.**

18 1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric
19 heating and cooking elements at a reduced renewable offset requirement.

20 **C409.3.6 Gas fireplace, firepit, fire table controls.**

21 Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers
22 required to limit the run time of the system. Controls and switching shall be configured
23 so as not to allow continuous operation.

24 **C409.3.7 Electric heat tape controls.**

25 Electric roof and gutter deicing systems shall include either automatic controls capable
26 of shutting off the system when outdoor temperature is above 40F and below 25F, and
27 which limit the use of the system to daylight hours by means of a programmable timer
28 or automated clock, or moisture detection sensors.

29 **C409.4 Permit Validity.**

1 A permit shall not be valid until all fees as in effect at the time of permit submittal are
2 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
3 change order to the permit be released until the additional fees, if any, have been paid.
4 REMP compliance will be verified at Certificate of Occupancy or Certificate of
5 Completion according to the proposed plans. C.O. can be withheld if the project is non-
6 compliant.

7 **C409.5 Pre-existing systems.**

8 Pre-existing systems, for which a prior permit was applied for and granted prior to the
9 effective date of this code, are exempt from this program. Additions or expansions of
10 existing systems that require a permit will require compliance with this above code
11 program.

12 Pre-existing systems for which a prior REMP payment was paid and which seek to be
13 replaced shall receive a pro-rated credit calculated by the number of years since prior
14 REMP payment divided by 20 years. For example, a REMP payment made for a system
15 permitted 10 years prior to the current replacement being sought will receive credit for
16 ½ of the prior REMP payment and that amount shall be deducted from the REMP
17 payment owed on the replacement. For renewable systems installed on site, full credit
18 will be given for up to 20 years after the date of installation. Credits will only be applied
19 to properly permitted and functioning systems within the scope of the adopted Energy
20 Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20
21 years before the date of permit application are not eligible for pro-ration of system
22 credits.

23 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
24 etc.) or renewable energy systems will not require submittal to the REMP program.

25 **C409.6 Solar photovoltaic systems.**

26 System designer and installer must be certified by Colorado Solar Energy Industries
27 Association (COSEIA) or North American Board of Certified Energy Practitioners
28 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

29 **C409.6.1 Solar thermal.**

30 The size of solar hot water systems is limited to 500 square feet of collector area absent
31 approval by the Building Official. Systems larger than this limit will be considered but
32 will require documentation showing year-round utilization of the system.

33 **C409.6.2 Ground source heat pumps.**

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

17. Section C410 New Section C410 is added as follows:

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	1	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	1	15% of spaces	10% of spaces	10% of spaces

Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces
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C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building* site, the number of vehicle parking spaces provided is required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

C410.2.1.2 Group R-2 Occupancies. *Group R-2* occupancies shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements of Table C410.2.1.

C410.2.1.3 Space Type Substitutions. *Commercial buildings* shall be permitted to substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections C410.2.1.3.1 through C410.2.1.3.5.

C410.2.1.3.1 DC Fast Charging. For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than *Group R-2* occupancies shall be permitted to substitute up to 10 spaces when the *building* provides a minimum of 20 percent of parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed spaces*.
2. *Group R-2* occupancies shall be permitted to substitute up to 5 spaces when the *building* provides a minimum of 60 percent of parking spaces as a combination of *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.

C410.2.1.3.2 Excess EVSE Installed Spaces. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

C410.2.1.3.3 Excess EV Ready Spaces. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

C410.2.1.3.4 Excess EV Capable Spaces. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable light spaces*.

C410.2.1.3.5 Attached garages. All attached garages with direct connection to a *dwelling unit* will be required to have one Level 2 *EV ready space*.

1
2 **Exception:** One- and two-family dwellings built under the International Residential Code

3
4 **C410.2.2 Level 2 EV Capable Light Spaces.** Each *EV capable light space* shall comply with
5 all the following:

- 6
7 1. A continuous raceway and/or conduit shall be installed between a suitable electrical
8 panel or other electrical distribution equipment and terminate within 3 feet of the *EV*
9 *capable light space* and shall be capped. *EV capable light* includes two adjacent
10 parking spaces if the raceway and/or conduit terminates adjacent to and between
11 both parking spaces.

12
13 **Exception:** Conduit installed with a pull string from the termination locations at
14 parking spaces to a location of a future transformer or future electrical panel with
15 electrical service size determined at the time of future permit.

- 16
17 2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of
18 208/240 volts and a minimum of 40-ampere rated circuits.
19
20 3. Dedicated physical space to accommodate all equipment necessary for electrical
21 service to future *EVSE*.
22 4. The routing of the raceway and/or conduit must be noted on the construction
23 documents and the raceway shall be permanently and visibly marked “EV
24 CAPABLE” at the load center and termination point locations.
25

26 **C410.2.3 Level 2 EV Capable Spaces.** Each *EV capable space* shall comply with all the
27 following:

- 28 1. A continuous raceway and/or conduit with a pull string from the termination
29 locations at parking spaces shall be installed between a suitable electrical panel or
30 other electrical distribution equipment and terminate within 3 feet of the *EV capable*
31 *space* and shall be capped. *EV capable* includes two adjacent parking spaces if the
32 raceway and/or conduit terminates adjacent to and between both parking spaces.
33
34 2. The installed raceway and/or conduit shall be sized and rated to supply a minimum
35 of 208/240 volts and a minimum of 40-ampere rated circuits.
36
37 3. The electrical panel or other electrical distribution equipment to which the raceway
38 and/or conduit connects shall have sufficient dedicated space and spare electrical
39 capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated
40 circuits.
41

1 4. The termination point of the conduit and/or raceway and the electrical distribution
2 equipment directory shall be marked: “For future electric vehicle supply equipment
3 (EVSE).”
4

5 5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV*
6 *capable space*.
7

8 **C410.2.4 Level 2 EV Ready Spaces.** Each *EV ready space* shall have a branch circuit that
9 complies with all the following:
10

11 1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready*
12 *space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is
13 installed adjacent to and between both parking spaces.
14

15 2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
16

17 3. The electrical panel, electrical distribution equipment directory, and all outlets or
18 enclosures shall be marked “For future electric vehicle supply equipment (EVSE).”
19

20 **C410.2.5 Level 2 EVSE Installed Spaces.** An installed *EVSE* with multiple output
21 connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE*
22 installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall
23 comply with all the following:
24

25 1. Have a minimum charging rate in accordance with Section C410.2.7.
26

27 2. Be located within 3 feet of each *EVSE installed space* it serves.
28

29 3. Be installed in accordance with Section C410.2.8.
30

31 4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
32

33 **C410.2.6 Level 2 EVSE Minimum Charging Rate.** Each installed *Level 2 EVSE* shall
34 comply with one of the following:
35

36 1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
37

38 2. When serving multiple *EVSE installed spaces* and controlled by an energy
management system providing load management, be capable of simultaneously
sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3
kVA.

1 **C410.2.7 EVSE Installation.** *EVSE* shall be installed in accordance with NFPA 70 and shall
2 be listed and labeled in accordance with UL 2202 or UL 2594.

3
4 **C410.2.8 Accessible EV Parking Spaces.** For Level 2 *EVSE installed spaces* required by
5 Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible
6 spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5
7 percent (not less than one space) of the total vehicle parking spaces required by Table
8 C410.2.1 to be Level 2 *EV ready, EV capable, or EV capable light spaces* shall meet one of
9 the following:

- 10 1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the
11 International Building Code.
- 12 2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV capable*
13 *light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4 for *EV*
14 *ready spaces* be configured so that future *EVSE* shall be capable of serving van
15 accessible parking spaces.

16
17 **18. Section R101.1 Title** is amended as follows:

18
19 **R101.1 Title** This code shall be known as the Energy Conservation Code of the Town of
20 Breckenridge and shall be cited as such. It is referred to herein as “**this code**”.

21
22 **19. Section R103.1 Creation of enforcement agency** is amended as follows:

23 **R103.1 Creation of enforcement agency.** The Town of Breckenridge Building Division is
24 hereby created (remainder of sentence to be unchanged)

25
26 **20. Section R104.1.1.1** A new **Section R104.1.1.1 Deemed to comply** is added to the
27 requirements for Above Code Programs:

28
29 **R104.1.1.1 Deemed to comply.** The following programs shall be considered deemed to
30 comply with the above code program requirements as found in Section R104.1.1

- 31 1. The Department of Energy’s Zero Energy Ready Homes (ZERH) program, Version
32 most recently published at time of permit submittal, shall be deemed to comply as
33 an above code program when including new Section R409 of the Colorado Model
34 Low Energy and Carbon Code, and the REMP provisions found in R409 of this
35 Code.
- 36 2. The State of Colorado Model Low Energy and Carbon Code – Residential
37 Provisions, plus the REMP provisions as found in R409 of this code shall be met.

38
39 **21. Section R401.2 Application** is amended to read as follows:

- 1 **R401.2 Application.** Residential buildings shall comply with all of the following:
2 1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New Section
3 R409 of the Model Low Energy and Carbon Code.
4 2. Section R409 (of this code)Breckenridge Renewable Energy Mitigation Program
5 (REMP), and
6 3. either Section R401.2.1, R401.2.2, or R401.2.3.

7 **Exceptions**

- 8 1. Additions, alterations, repairs and changes of occupancy to existing buildings
9 complying with Chapter 5, unless otherwise noted in the Colorado Model Electric
10 Ready and Solar Ready Code and R409 (REMP) of this code.
11 2. Residential buildings complying with the Department of Energy’s Zero Energy Ready
12 Homes (ZERH) Program in accordance with Section R104.1.1.
13 3. Residential buildings complying with the Residential Provisions of the Colorado State
14 Model Low Energy and Carbon Code in its entirety.
15

16 **22. Table R402.1.2 U-Factor Assemblies** is amended to change the Vertical Fenestration U-
17 factor from .27 to .30 and remove footnote d. in its entirety.
18

19 **23. Table R402.1.3 R-Value Alternative** is amended to change the Vertical Fenestration U-
20 factor from .27 to .30 and remove footnote g. in its entirety.
21

22 **24. Section R402.2.13 Sunroom and Heated Garage Insulation** is amended by removing
23 the exception in its entirety. The remainder of R402.2.13 is unchanged.
24

25 **25. Section R402.2.14** New **Section R402.2.14 Thermal Bridging** is added as follows:

26 **R402.2.14 Thermal bridges in above-grade walls.** Thermal bridges in above-grade walls
27 shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.
28

29 **Exceptions:**

- 30 1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-
31 °F.
32 2. Blocking, coping, flashing, and other similar materials for attachment of roof
33 coverings.
34 3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal
35 envelope.
36

37 **R402.2.14.1 Balconies and floor decks.** Balconies and concrete floor decks shall not
38 penetrate the building thermal envelope. Such assemblies shall be separately supported or
39 shall be supported by approved structural attachments or elements that minimize thermal
40 bridging through the building thermal envelope.

1
2 **Exceptions:** Balconies and concrete floor decks shall be permitted to penetrate the
3 building thermal envelope where:

- 4 1. an area-weighted U-factor is used for above-grade wall compliance which
5 includes a U-factor of 0.8 Btu/h-°F-ft² for the area of the above-grade wall
6 penetrated by the concrete floor deck, or
- 7 2. an approved thermal break device of not less than R-10 is installed in
8 accordance with the manufacturer's instructions.

9
10 **R402.2.14.2 Cladding supports.** Linear elements supporting opaque cladding shall be off
11 set from the structure with attachments that allow the continuous insulation, where present,
12 to pass behind the cladding support element.

13
14 **Exceptions:**

- 15 1. An approved design where the above-grade wall U-factor used for compliance
16 accounts for the cladding support element thermal bridge.
- 17 2. Anchoring for curtain wall and window wall systems.

18
19 **R402.2.14.3 Structural beams and columns.** Structural steel and concrete beams and
20 columns that project through the building thermal envelope shall be covered with not less
21 than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface
22 of an insulation component within the building thermal envelope.

23
24 **Exceptions:**

- 25 1. Where an approved thermal break device is installed in accordance with the
26 manufacturer's instructions.
- 27 2. An approved design where the above-grade wall U-factor used to demonstrate
28 compliance accounts for the beam or column thermal bridge.

29
30 **26. Section R402.4 Fenestration** has been amended to read as follows:

31 **R402.4 Fenestration.** In addition to the requirements of Section R402, fenestration shall
32 comply with Sections R402.4.1 through R402.4.6.

33
34 **27. Section R402.4.5 Sunroom and heated garage fenestration** is amended to remove the
35 exception in its entirety. The remainder of R402.4.5 is unchanged.

36
37 **28. Section R402.4.6** A new **Section R402.4.6 Maximum Area** is added as follows:

38 **R402.4.6 Maximum area.** The vertical fenestration area, not including opaque doors and
39 opaque spandrel panels, shall be not greater than 30 percent of the gross above grade

1 framed wall area enclosing conditioned space. The skylight area shall be not greater than
2 3 percent of the gross roof area over conditioned space.

3
4 **Exception:** Vertical fenestration in residential buildings complying with an above
5 code program in accordance with Sections R104.1.1 or R104.1.1.1
6

7 **29. Section R403.1.1 Programmable Thermostats** is amended by adding the following
8 Exception. The remainder of Section R403.1.1 is unchanged:
9

10 **Exception:** Thermostats serving hydronic radiant systems
11

12 **30. Section R403.5.1.2 Heat Trace systems** is deleted and replaced with the following:

13 **R403.5.1.2 Electric heat tape controls.** Electric roof and gutter deicing systems
14 shall include automatic controls in accordance with REMP Section R411.1.

15 **31. Section R403.7.1 Electric-resistance space heating** is amended to read as follows:
16

17 **R403.7.1 Electric-resistance space heating.** Detached one- and two-family dwellings
18 and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4
19 buildings three stories or less in height *above grade plane* in Climate Zone 7 shall not use
20 electric-resistance for space heating.
21

22 **Exceptions:**

- 23 1. Where electric-resistance heating is used for heat pump supplementary heat in
24 accordance with Section R403.1.2.
- 25 2. Electric-resistance heating used for freeze protection.
- 26 3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative
27 cooling are met.
- 28 4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling
29 unit, with a thermostat and fan.
- 30 5. Electric-resistance heating that is 100% offset by renewable energy
- 31 6. Electric-resistance heating where the criteria in Section R408.2.1.1(6) $\geq 20\%$
32 reduction in total TC are met.
33

34 **32. Section R403.9.2 Snow- and ice-melt system controls** is amended to read as follows:

35 **R403.9.2 Snow- and ice-melt system controls.**

36 Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.
37

38 **33. Section R403.13** A new **Section R403.13 WaterSense** is added as follows:

39 **R403.13 WaterSense.** All water-using appliances and plumbing fixtures within the

1 residential building shall be EPA WaterSense labeled products.

2
3 **34. Section R404.4 Renewable energy certificate (REC) documentation** is deleted in its
4 entirety.

5
6 **35. Section R405.2 Simulated building performance compliance**, item #3, is amended as
7 follows. The remainder of Section R405.2 is unchanged:

8 **R405.2 Simulated building performance compliance.**

9 3. For each dwelling unit with greater than 4500 square feet of conditioned space, the
10 annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of
11 annual energy cost of the standard reference design. Energy prices shall be taken
12 from an approved source, such as the US Energy Information Administration's State
13 Energy Data system prices and expenditures reports. Code official shall be permitted
14 to require time-of-use pricing in energy cost calculations. Heated garages shall be
15 evaluated separately from the remainder of the home by showing compliance with the
16 Prescriptive R-Value or U-Factor thermal envelope provisions and will not require air
17 leakage testing.

18
19 **Exception:** Buildings complying with Section R405.2 Simulated Building
20 Performance, utilizing a site energy use target as found in the Colorado Model Low
21 Energy and Carbon Code (LECC).

22
23 **36. Section R406.3 Building thermal envelope** is amended by adding the following
24 sentence to the end of the Section (remainder of section unchanged):

25 **R406.3** Heated garages shall be evaluated separately from the remainder of the home by
26 showing compliance with the Prescriptive R-Value or U-Factor thermal envelope
27 provisions, with the exception of air leakage testing.

28
29 **37. Section R407 Tropical Climate Region Compliance Path** is deleted in its entirety.

30
31 **38. Section R408.2 Additional energy efficiency credit requirements** is amended as
32 follows:

33 **R408.2 Additional energy efficiency credit requirements.** Residential buildings shall
34 earn not less than 10 credits from not less than two measures specified in Table R408.2.
35 Five additional credits shall be earned for dwelling units with more than 4500 square feet
36 of conditioned space (remainder of text unchanged).

37
38 **Exception:** Residential buildings complying with Section R408.3 Additional energy
39 efficiency prescriptive Pathway on a Platter requirements.

40

1 **39. Table R408.2 Credits for Additional Energy Efficiency is amended by the following:**
2

- 3 a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential
4 buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger
5 for Climate Zone 7.
6 b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the subsections
7 R408.2.2(2) and (3) in their entirety.
8 c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the subsections
9 R408.2.5 (1) and (3) in their entirety.
10

11 **40. Section R408.3 Add new **Section R408.3 Additional energy efficiency Prescriptive**
12 **Pathway on a Platter Requirements**, as follows:**

13 **R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements.**

14 Residential buildings utilizing this optional prescriptive platter approach to additional
15 energy efficiency shall comply with R408.3.1 or R408.3.2 as applicable.
16

17 **R408.3.1 Regular Platter Requirements.** Residential buildings that enclose 4500 square
18 feet or less of conditioned space shall include all of the following additional efficiency
19 requirements:

- 20 1. If forced air-furnace system installed, minimum 97% AFUE, 100% of ducts inside
21 conditioned space and space conditioning equipment utilized for heating is located
22 completely inside condition space.
23 2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic
24 thermal distribution system and space conditioning equipment is located completely
25 inside condition space.
26 3. If heat pump installed, must be cold climate heat pump with minimum ability to meet
27 90% capacity at 5 degrees Fahrenheit or as first approved by the code official.
28 4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor
29 (UEF)
30 5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor
31 (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
32 6. Window U-Factor of .28 in accordance with R408.2.1.2.
33 7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.
34

35 In Addition to the above items, one additional selection from the list below shall be required
36 in order to Comply with this Section:
37

- 38 • R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over
39 the top plate and verified by approved 3rd party meeting the requirements of Section
40 R107.4.

- An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.

R408.3.2 Large Platter Requirements. Residential buildings that enclose greater than 4500 square feet of conditioned space shall include all of the Regular Platter Requirements as found in R408.3.1, plus two additional selections from the list below:

- A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- A Window U-Factor of .25 in accordance with R408.2.1.2
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.
- No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

41. Sections R409- R409.7.2 Renewable Energy Mitigation Program (REMP) are added as follows:

R409 Title. Renewable Energy Mitigation Program (REMP) – Residential Provisions

R409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

R409.2 Mandatory Requirements.

Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce

1 on-site renewable energy (Section R412) with renewable energy sources such as solar
2 photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient
3 technology of ground source heat pumps is also permitted for supplemental on-site
4 energy.

5 **R409.3 Exterior energy uses.**

6 Residential exterior energy uses (per list below) may be installed only if the
7 supplemental energy meets the requirements of the Renewable Energy Mitigation
8 Program. This applies to all installation for which an application for a permit is filed or
9 is by law required to be filed with or without an associated Building Permit. This does
10 not apply to work on existing systems that were permitted prior to this code.

- 11 1. Snowmelt (i.e. driveways, patios, walkways, etc.)
- 12 2. Exterior pools
- 13 3. Exterior hot tubs and spas
- 14 4. Permanent natural gas or electric systems for heating outdoor residential spaces.

15 **R409.3.1 On-site renewable credits.**

16 Credits for renewable energy production will be calculated and applied per
17 "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable
18 energy methods listed in the calculator include: solar photovoltaic, solar thermal,
19 ground source heat pumps, hydroelectric and wind power. Provision for alternative
20 method calculations is also provided, but it will require specific review and approval by
21 the Building Official.

22 **R409.3.2 Snowmelt systems.**

- 23 1. R-15 insulation shall be installed under all areas to be snow melted.
- 24 2. Required snowmelt controls. All systems are required to have automated controls to
25 limit operation to when moisture is present, outdoor air temperature is below 40F and
26 above 20F, and the slab temperature sensing. Idling of residential slabs is not permitted.
- 27 3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric
28 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
29 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
30 boiler operation.
- 31 4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for
32 safety.

1 **R409.3.3 Exterior pools.**

- 2 1. Pool covers are required for all pools, with a minimum R-value of 2.
- 3 2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric
4 resistance and heat pump heaters will be allowed. Where condensing boilers are used,
5 the boiler supply water temperature shall be a maximum of 130F to allow for efficient
6 boiler operation.

7 **R409.3.4 Exterior hot tubs and spas.**

- 8 1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.
- 9 2. Packaged spas less than 64 square feet are exempt.
- 10 3. A maximum of (1) hot tub or spa per residential property is exempt. For residential
11 HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for
12 every 10 residential units.
- 13 4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE.
14 Electric resistance and heat pump heaters will be allowed. Where condensing boilers are
15 used, the boiler supply water temperature shall be a maximum of 130F to allow for
16 efficient boiler operation.

17 **R409.3.5 Other permanent natural gas or electric heating and cooking elements.**

- 18 1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric
19 heating or cooking elements at a reduced renewable offset requirement.

20 **R409.4 Gas fireplace, firepit, fire-table controls.**

21 Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers
22 required to limit the run time of the system. Controls and switching shall be configured
23 so as not to allow continuous operation.

24 **R409.4.1 Electric heat tape controls.**

25 Electric roof and gutter deicing systems shall include either automatic controls capable
26 of shutting off the system when outdoor temperature is above 40F and below 25F, and
27 which limit the use of the system to daylight hours by means of a programmable timer
28 or automated clock, or moisture detection sensors.

29 **R409.5 Renewable energy mitigation payment.**

1 A permit shall not be valid until all fees as in effect at the time of permit submittal are
2 paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a
3 change order to the permit be released until the additional fees, if any, have been paid.
4 REMP compliance will be verified at Certificate of Occupancy or Certificate of
5 Completion according to the proposed plans. C.O. can be withheld if the project is non-
6 compliant.

7 **R409.6 Pre-existing systems.**

8 Pre-existing systems, for which a prior permit was applied for and granted prior to the
9 effective date of this code are exempt from this program. Additions or expansions of
10 existing systems that require a permit will require compliance with this above code
11 program.

12 Pre-existing systems for which a prior REMP payment was paid, and which seek to be
13 replaced, shall receive a pro-rated credit calculated by the number of years since prior
14 REMP payment divided by 20 years. For example, a REMP payment made for a system
15 permitted 10 years prior to the current replacement being sought will receive credit for
16 ½ of the prior REMP payment and that amount shall be deducted from the REMP
17 payment owed on the replacement. For renewable systems installed on site, full credit
18 will be given for up to 20 years after the date of installation. Credits will only be applied
19 to properly permitted and functioning systems within the scope of the adopted Energy
20 Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20
21 years before the date of permit application are not eligible for pro-ration of system
22 credits.

23 Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment,
24 etc.) or renewable energy systems will not require submittal to the REMP program.

25 **R409.7 Solar photovoltaic systems.**

26 System designer and installer must be certified by Colorado Solar Energy Industries
27 Association (COSEIA) or North American Board of Certified Energy Practitioners
28 (NABCEP), or a licensed Professional Engineer in the State of Colorado.

29 **R409.7.1 Solar thermal.**

30 The size of solar hot water systems is limited to 500 square feet of collector area absent
31 approval by the Building Official. Systems larger than this limit will be considered but
32 will require documentation showing year-round utilization of the system.

33 **R409.7.2 Ground source heat pumps.**

1 In order to use ground source heat pumps for on-site renewable credit, the GSHP system
2 must supply at least 20% of the peak load for heating all the exterior energy uses. Each
3 GSHP shall be tested and balanced, and the design engineer shall certify in writing that
4 it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump
5 power. Design conditions for determining COP will be 30F ground loop temperature
6 measured at the GSHP inlet, and 110F GSHP load side outlet.
7

8 **42. Section R502.2.5 Additional energy efficiency credit requirements for additions**
9 is amended to read as follows:

10 **R502.2.5 Additional energy efficiency credit requirements for additions.**

11 Additions shall comply with sufficient measures from amended Table R408.2, to
12 achieve not less than five credits from at least two different measures. Five additional
13 credits shall be earned for additions that add to or create a dwelling unit of more than
14 4500 square feet of conditioned space. Alterations to the existing building that are
15 not part of the addition but are permitted with an addition shall be permitted to be
16 used to achieve this requirement.
17

18 **Exceptions:**

- 19
- 20 1. Additions that increase the building's total conditioned floor area by less than 25
21 percent.
 - 22 2. Additions that do not include the addition or replacement of equipment covered in
23 Section R403.5 or R403.7.
 - 24 3. Additions that do not increase conditioned space.
 - 25 4. Where the addition alone or the existing building and addition together comply
26 with Section R405 or R406
 - 27 5. Where the addition alone or the existing building and addition together comply
28 with R408.3.
29

30 **43. Section R503.1.1.3 Above-grade wall alterations** is amended to read as follows:

31 **R503.1.1.3 Above-grade wall alterations.** Above-grade wall alterations shall
32 comply with the following as applicable:

- 33
- 34 1. Where wall cavities are exposed, the exposed cavities shall be filled with
35 insulation complying with Section R303.1.4. New cavities created shall be insulated
36 in accordance with Section R402.1, at an R-Value of R-23 minimum or an approved
37 design that minimizes deviation from Section R402.1. An interior vapor retarder
38 shall be provided where required in accordance with Section R702.7 of the
39 International Residential Code or Section 1404.3 of the International Building Code,
40 as applicable.
41

1 2. Where exterior wall coverings and fenestration are added or replaced for the full
2 extent of any exterior facade of one or more elevations of the building, continuous
3 insulation shall be provided where required in accordance with Section R402.1 or the
4 wall insulation shall be in accordance with an approved design that minimizes
5 deviation from Section R402.1. Where specified, the continuous insulation
6 requirement also shall comply with Section R702.7 of the International Residential
7 Code. Replacement exterior wall coverings shall comply with the water-resistance
8 requirements of Section R703.1.1 of the International Residential Code or Section
9 1402.2 of the International Building Code, as applicable, and manufacturers’
10 instructions.

11
12 3. Where new interior finishes or exterior wall coverings are applied to the full extent
13 of any exterior wall assembly of mass construction, insulation shall be provided in
14 accordance with Section R402.1 or an approved design in compliance with Section
15 R104.1 that minimizes deviation from Section R402.1.

16
17 **44. Section R503.1.5 Additional efficiency credit requirements for substantial**
18 **improvements** is amended to read as follows:

19 **R503.1.5 Additional efficiency credit requirements for substantial improvements.**
20 Substantial improvements shall comply with sufficient measures from Table R408.2 to
21 achieve not less than three credits. Substantial improvements to homes greater than 4500
22 of conditioned space shall require 5 credits from amended Table R408.2.

23
24 **Exceptions:**

- 25 1. Alterations that are permitted with an addition complying with Section R502.2.5.
26 2. Alterations that comply with Section R405 or R406.
27 3. Substantial improvements that do not include the addition or replacement of equipment
28 covered in either Section R403.5 or R403.7.
29 4. Substantial improvements complying with R408.3
30

31 **8-1-10: AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE:**

32 The following sections of the International Existing Building Code, 2024 Edition, are amended
33 to read as follows:

- 34
35 1. **Section 101.1** Title is amended by adding the name “Town of Breckenridge.”
36
37 2. **Section 101.4.2** **Buildings previously occupied** is amended by deleting the reference to
the *International Property Maintenance Code*.
38
39 3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
103.2 as amended.

- 1 4. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
2 amended.
- 3 5. **Section 104.8 Liability** is amended to read exactly as set forth in IBC Section 104.8 as
4 amended.
- 5 6. **Section 105.5 Expiration** is amended to read exactly as set forth in IBC Section 105.5
6 as amended.
- 7 7. **Section 108.2 Schedule of permit fees** is amended to read as follows:
- 8 **Section 108.2 Schedule of permit fees.** The fees for all associated permits shall be in
9 accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule
10 as set forth in IBC Section 109.2 as amended.
- 11 8. **Section 108.6 Refunds** is amended to read as follows:
- 12 **Section 108.6 Refunds.** The building official is authorized to establish a refund policy.
- 13 9. **Section 109 Inspections** is amended by adding a new subsection, 109.7 Re-inspections,
14 to read as follows:
- 15 **Section 109.7 Re-inspections** is to read exactly as set forth in IBC Section 110.7 as
16 amended.
- 17 10. **Section 113.4 Violation penalties** is amended to read exactly as set forth in IBC
18 Section 114.4.
- 19 11. **Section 1303.1.2 Compliance with other codes** is amended by deleting the reference to
20 the *International Property Maintenance Code*.
- 21 12. **Section 1304.1 Investigation and evaluation** is amended to read as follows:
- 22 **Section 1304.1 Investigation and evaluation.** For proposed work covered by this
23 section, the building owner shall cause the existing building to be investigated and
24 evaluated in accordance with the provisions of this section by a design professional
25 licensed to practice in the State of Colorado.
- 26 13. **Section 1305.2 Evaluation process** is amended by adding the following first sentence:
- 27 The building owner shall cause the existing building to be evaluated in accordance with
28 the provisions of this section by a design professional(s) licensed to practice in the State
29 of Colorado.

1 **8-1-11: AMENDMENTS TO THE INTERNATIONAL POOL AND SPA CODE:** The
2 following sections of the International Pool and Spa Code, 2024 Edition, are amended to read as
3 follows:
4

5 1. **Section 101.1** **Title** is amended by adding the name “Town of Breckenridge.”

6 2. **Section 101.3** **Purpose** is amended to add the following sentences:

7 The intent of this code is to meet or exceed the requirements of the Summit County
8 Aquatic Health Code, 2025 Edition, based on the 4th Edition Model Aquatic Health Code,
9 published by the Centers for Disease Control. When technical requirements,
10 specifications or standards in the *Summit County Aquatic Health Code* conflict with this
11 code, the more restrictive shall apply.

12 3. **Section 103.2** **Appointment** is amended to read exactly as set forth in IBC Section
13 103.2 as amended.

14 4. **Section 103.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
15 amended.

16 5. **Section 104.8** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
17 amended.

18 6. **Section 105.4.3** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
19 as amended.

20 7. **Section 109.2** **Schedule of Permit Fees** is amended to read as follows:

21 **109.2 Schedule of Permit Fees** The fees for all associated permits shall be in
22 accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule
23 as set forth in IBC Section 109.2 as amended.

24 8. **Section 109.6** **Refunds** is amended to read as follows:

25 **109.6 Refunds.** The building official is authorized to establish a refund policy.

26 9. **Section 111.16** **Reinspection and testing** is amended to read exactly as set forth in IBC
27 Section 110.7 as amended.

28 10. **Section 112** **Means of Appeal** is amended to read exactly as set forth in IBC Section
29 113.

1 11. **Section 113.4** **Violation Penalties** is amended to read exactly as set forth in IBC
2 Section 114.4.

3
4 **8-1-12: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE:** There are no
5 amendments to the National Electrical Code, 2023 Edition.

6
7 **8-1-13: AMENDMENTS TO THE ICC ELECTRICAL CODE – ADMINISTRATIVE**
8 **PROVISIONS:** The following sections of the ICC Electrical Code – Administrative Provisions,
9 2006 Edition, are amended to read as follows:

10
11 1. **Section 101.1** **Title** is amended to read as follows

12 **101.1 Title.** These regulations shall be known as the ICC Electrical Code™.
13 Administrative Provisions of Town of Breckenridge and shall be cited as such. The ICC
14 Electrical Code™ - Administrative Provisions in combination with the separately adopted
15 National Electrical Code will be referred to herein as “this code.” The ICC Electrical
16 Code™ - Administrative Provisions in combination with the separately adopted National
17 Electrical Code will be referred to throughout all other building construction and housing
18 standards adopted by the Town of Breckenridge as the ICC Electrical Code.

19 2. **Section 201.3** **Terms defined in other codes** is amended to read as follows:

20 **201.3 Terms defined in other codes.** Where terms are not defined in this code and are
21 defined in the International Building Code, International Fire Code, International Fuel
22 Gas Code, International Mechanical Code, International Plumbing Code, International
23 Residential Code, International Energy Conservation Code or NAPA 70, such terms shall
24 have meanings ascribed to them as in those codes.

25 3. **Section 301.2** **Appointment** is amended to read exactly as set forth in IBC Section
26 103.2 as amended.

27 4. **Section 301.3** **Deputies** is amended to read exactly as set forth in IBC Section 103.3 as
28 amended.

29 5. **Section 302.9** **Liability** is amended to read exactly as set forth in IBC Section 104.8 as
30 amended.

31 6. **Section 401.2** **Types of permits** is amended by deleting the reference to “an owner.”

32 7. **Section 401.3** **Work exempt from permit** is amended by adding Exceptions 6 through

- 1 10.
- 2 **6.** Portable motors or other portable appliances energized by means of a cord or cable
3 having an attachment plug end to be connected to an approved receptacle when that cord
4 or cable is permitted by this code.
- 5 **7.** Repair or replacement of fixed motors, transformers or fixed approved appliances of
6 the same type and rating in the same location.
- 7 **8.** Repair or replacement of current-carrying parts of any switch, contractor or control
8 device.
- 9 **9.** The wiring for temporary theater, motion picture or television stage sets.
- 10 **10.** Low-energy power, control, and signal circuits of Class II and Class III as defined in
11 this code.
- 12 **8.** **Section 403.2** **Expiration** is amended to read exactly as set forth in IBC Section 105.5
13 as amended.
- 14 **9.** **Section 403.3** **Extensions** is deleted in its entirety.
- 15 **10.** **Section 403.6** **Information on the permit** is amended to read as follows:
- 16 **403.6 Information on the permit.** The code official shall issue all permits required by
17 this code on an approved form furnished for that purpose. The permit shall contain a
18 general description of the operation or occupancy and its location and any other
19 information required by the code official.
- 20 **11.** **Section 404.2** **Schedule of permit fees** is amended to read as follows:
- 21 **404.2 Schedule of permit fees.** The fees for all associated permits shall be in
22 accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule
23 as set forth in IBC Section 109.2 as amended.
- 24 **12.** **Section 404.3** **Work commencing before permit issuance** is amended to read as
25 follows:
- 26 **404.3 Work commencing before permit issuance.** Any person who commences
27 any work before obtaining the necessary permits shall be subject to an investigation fee
28 established by the code official, which shall be in addition to the required permit fee. The
29 investigation fee shall be as set forth in the Town of Breckenridge Building Permit and
30 Inspection Fee Schedule.

BUILDING CODES ORDINANCE

1 13. **Section 404 Fees** is amended by adding two new subsections, 404.6 Re-inspections and
2 404.7 Plan review fees, to read as follows:

3 **404.6 Re-inspections.** Shall read exactly as set forth in IBC Section 110.7 as amended.

4 **404.7 Plan review fees.** The plan review fees for electrical work shall be in accordance
5 with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth
6 in IBC Section 109.2 as amended.

7 14. **Chapter 11 Means of Appeal** is amended to read exactly as set forth in IBC Section
8 113.

9 15. **Section 1202 Provisions** and all subsections therein are deleted in their entirety.

10 16. **Section 1203 Existing Electrical Facilities** and all subsections therein are deleted in
11 their entirety.

12 **8-1-14: AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF**
13 **DANGEROUS BUILDINGS:** The following sections of the Uniform Code For the Abatement
14 of Dangerous Buildings, 1997 Edition, are amended to read as follows:

15
16 1. **Section 301 General.** The definition of Building Code is amended to read as follows:

17 BUILDING CODE is defined by referring to the International Building Code or the
18 International Residential Code, whichever is applicable, published by the International
19 Code Council, Inc., as adopted by this jurisdiction.

20 2. **Section 501.2 Processing of Appeal** is amended to add the following sentence at the
21 end of the section:

22 The board of appeals with the jurisdiction to hear and decide appeals
23 under this code is the board of appeals created pursuant to Chapter 3 of
24 Title 2 of the Breckenridge Town Code.

25 **8-1-15: AMENDMENTS TO THE COLORADO WILDFIRE RESILIENCY CODE:**

26
27 1. **Section 101.1 Title** is amended to read as follows:

28
29 **Section 101.1 Title.** These regulations shall be known as the Colorado Wildfire
30 Resiliency Code as adopted by the Town of Breckenridge, hereinafter referred to as
31 “this code”.

32
33 2. **Section 103.1 Creation of an agency** is amended to read as follows:

1
2 **Section 103.1 Creation of an agency.** The Building Division is hereby created and
3 the official in charge thereof shall be known as the code official. The function of the
4 agency shall be the implementation, administration and enforcement of the
5 provisions of this code.
6

- 7 3. **Section 104.10 Other agencies** is amended to read as follows:
8

9 **Section 104.10 Other agencies.** When requested to do so by the code official,
10 Director of Community Development, other officials of this jurisdiction or the Red,
11 White and Blue Fire Protection District, shall assist and cooperate with the code
12 official in the discharge of the duties required by this code.
13

- 14 4. **Section 302.1 Declaration** is deleted in its entirety and amended to read as follows:
15

16 **Section 302.1 Declaration.** The Town of Breckenridge shall declare that all
17 undefined areas, where not defined as High Fire Intensity Classification areas
18 within the legal boundaries and limits of the Town of Breckenridge, shall be
19 designated for the purposes of this code, with a minimum Moderate Fire Intensity
20 Classification as defined in this code, with the exception of Contributing Historic
21 Structures as determined by the Town of Breckenridge.
22

- 23 5. **Section 303.3 Applicability of Code Provisions.** The Applicability of Code Provisions
24 is amended by adding the following language. The remainder of the section is
25 unchanged:
26

27 The level of structure hardening, defensible space, and other mitigation measures
28 applicable to historic structures and contributing structures, as defined and set forth in
29 Section 102.9, shall be determined by the Town of Breckenridge Planning Department in
30 accordance with the spirit and intent of this code.
31

- 32 6. **Section 304.2 Determination of Fire Intensity Classification and Code Requirements**
33 is amended to read as follows:
34

35 **304.2 Determination of Fire Intensity Classification and Code Requirements.** As
36 determined by the *code official*, the *fire intensity classification* and associated
37 requirements shall be based on a review by **the Red, White and Blue Fire Protection**
38 **District** of the vegetative fuels on the parcel and within 300' of the parcel boundary,
39 topography, local weather patterns, and fire behavior modeling data and in accordance
40 with the following *fire intensity classifications*:
41

1 **304.2.1** *Low Fire Intensity Classification* in accordance with Section 303.2.1
2 **304.2.2** *Moderate Fire Intensity Classification* in accordance with Section 303.2.2
3 **304.2.3** *High Fire Intensity Classification* in accordance with Section 303.2.3
4 This determination shall be made based on existing conditions or conditions that have
5 been established by a development plan approved by the local jurisdiction **and the Red,**
6 **White and Blue Fire Protection District.** Technical documentation shall be submitted
7 in support of such request by a qualified wildfire professional and in accordance with
8 Section 104.2.
9

10 **8-1-16: AMENDMENTS TO THE COLORADO MODEL ELECTRIC READY AND**
11 **SOLAR READY CODE, 2023 EDITION**
12

- 13 1. **Section 101.1** Title is amended to read as follows:
14

15 **Section 101.1 Title.** This code shall be known as the Electric Ready and Solar Ready
16 Code of the Town of Breckenridge, and shall be cited as such. It is hereinafter
17 referred to as “this code”.
18

- 19 2. **Section 102.1.2 Buildings Impacted by a Natural Disasters** is amended by adding
20 “The Town of Breckenridge”.
21

- 22 3. **Section 102.2 Substantial Cost Differential Waiver** is amended by adding
23 “The Town of Breckenridge”.
24

- 25 4. **Section 103.1 General** is amended by adding “The Town of Breckenridge”.
26

- 27 5. **Section 104.1 General** is amended by adding “The Town of Breckenridge”.
28

- 29 6. **Section 108.4 Failure to Comply** is amended by adding “The Town of Breckenridge”.
30

- 31 7. **Section 109.3 Qualifications** is amended by adding “The Town of Breckenridge”.
32
33

34 **8-1-17: PENALTIES:**
35

- 36 A. General: It is unlawful and an infraction for any person to violate any of the provisions of
37 the Chapter, or any provision of a code adopted by reference by this Chapter. Any person
38 who violates any provision of this Chapter or any provision of a code adopted by reference
39 by this Chapter shall, upon a determination of liability, be punished as provided in Title 1,
40 Chapter 4 of this code. Each such person shall be liable for a separate offense for each and
41 every day during any portion of which any violation of any of the provisions of this

1 Chapter or a code adopted by reference by the chapter is committed, continued or
2 permitted by such person and such person shall be punished accordingly.

3 B. Injunctive Relief: In addition to other remedies available to the Town, the Town may
4 commence an action in a court of competent jurisdiction to enjoin the alleged violation of
5 any provision of this Chapter, or to authorize and compel the removal, termination or
6 abatement of such violation.

7 C. Additional Remedies: Any remedies provided for in this Chapter shall be cumulative and
8 not exclusive, and shall be in addition to any other remedies provided by law.

9
10 **8-1-18: LIABILITY:** The adoption of this Chapter and the codes provided for herein shall not
11 create any duty to any person with regard to the enforcement or non-enforcement of this Chapter
12 or said codes. No person shall have any civil liability remedy against the Town or its officers,
13 employees or agents, for any damage arising out of or in any way connected with the adoption,
14 enforcement or non-enforcement of this Chapter of said codes. Nothing in this Chapter or in said
15 codes shall be construed to create any liability or to waive any of the immunities, limitations on
16 liability or other provisions of the Colorado Governmental Immunity Act, section 24-10-101 et
17 seq., C.R.S, as amended from time to time, or to waive any immunities or limitations on liability
18 otherwise available to the Town, or its officers, employees or agents.

19
20 **8-1-19: REPEAL OF PREVIOUS ORDINANCES:** Existing ordinances or parts of
21 ordinances covering the same matters as embraced in this Chapter are repealed, and all
22 ordinances inconsistent with the provision of the Chapter are repealed; provided, however, that
23 this repeal shall not affect or prevent the prosecution or punishment of any person for any act
24 done or committed in violation of any ordinance repealed prior to this Chapter taking effect.

25
26 **8-1-20: CODE COPIES:** At least one copy of the codes adopted by reference in this Chapter,
27 each certified to be a true copy, has been and is now on file, as a published hard copy or digital
28 version, in the office of the Town Clerk and may be inspected by any interested person between
29 the hours of nine o'clock (9:00) A.M. and five o'clock (5:00) P.M., Monday through Friday,
30 holidays excepted.

31
32 Section 2. Except as specifically amended, the Breckenridge Town Code, and the various
33 secondary codes adopted by reference therein, shall continue in full force and effect.

34 Section 3. The Town Council finds, determines, and declares that this ordinance is
35 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and
36 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants
37 thereof.

BUILDING CODES ORDINANCE

1 **AMENDMENTS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE**
2 **TOWN CLERK BETWEEN THE HOURS OF NINE O’CLOCK (9:00) A.M. AND FIVE**
3 **O’CLOCK (5:00) P.M., MONDAY THROUGH FRIDAY, HOLIDAYS EXCEPTED.**

4
5 **NONE OF THE PENALTY PROVISIONS OF THE ADOPTED CODES WERE**
6 **ADOPTED BY REFERENCE IN THIS ORDINANCE.**

7
8



SECOND READING WORK SESSION 11/25/2025

ILLUSTRATIVE REVIEW FOR THE PROPOSED FIRE SPRINKLER
AMENDMENTS TO COUNCIL BILL NO.18, SERIES 2025

R309.1.1 Fire Sprinkler Systems required.

Structures with greater than 4,500 square feet of fire area, the aggregate floor area enclosed and bounded by the interior side of the drywall or finished wall, as defined by Red White and Blue Fire Protection District, are to be protected by fire sprinkler systems per the Red White and Blue Fire Protection District.



The Code Section in Reference indicates when **“NEW CONSTRUCTION”** for Residential projects are designed and built, once the square footage of the structure reaches greater than **4,500 Square Feet**, a Fire Suppression System as designated, reviewed, installed and inspected by the Red White and Blue Fire Protection District is Required.



R309.1.2 Additions. For buildings built under the International Residential Code, additions that increase the total square footage of the residence to greater than 5,000 square feet (473.81 m²) shall be provided with a *fire protection* system. The system shall be installed in the addition only. Where the size of the addition itself is greater than 4,500 square feet (418.06 m²), the addition, as well as the existing residence, shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 5,000 square feet and the alteration to the existing structure requires the removal of interior wall and ceiling finishes that expose the structure, a *fire protection* system shall be installed throughout the existing residence and addition.

This Code Section in Reference regarding Additions provides the trigger levels for which Fire Sprinkler Systems will be Required. While working with Red White and Blue Fire Protection District, Summit Fire and EMS and the Summit County Building Department earlier this year, we collectively agreed to keep the trigger level at 500 square feet or roughly 10% above the Proposed 4,500 square footage threshold which are currently and have been historically adopted in Town Code as 600 square feet and 6,000 square feet respectively.



Here is an Example of How Those Thresholds will Impact Additions Under the Proposed Amendment:

- An existing home is 3,500 square feet. The Proposed Addition is 1,500 square feet. The new square footage would be 5,000 square feet. This would not be greater than the 5,000 square foot threshold and a Fire Sprinkler system **WOULD NOT BE REQUIRED.**
- An existing home is 3,500 square feet. The Proposed Addition is 1,501 square feet (or more). The new square footage would be 5,001 square feet (or more). This would be greater than the 5,000 square foot threshold and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION ONLY.**



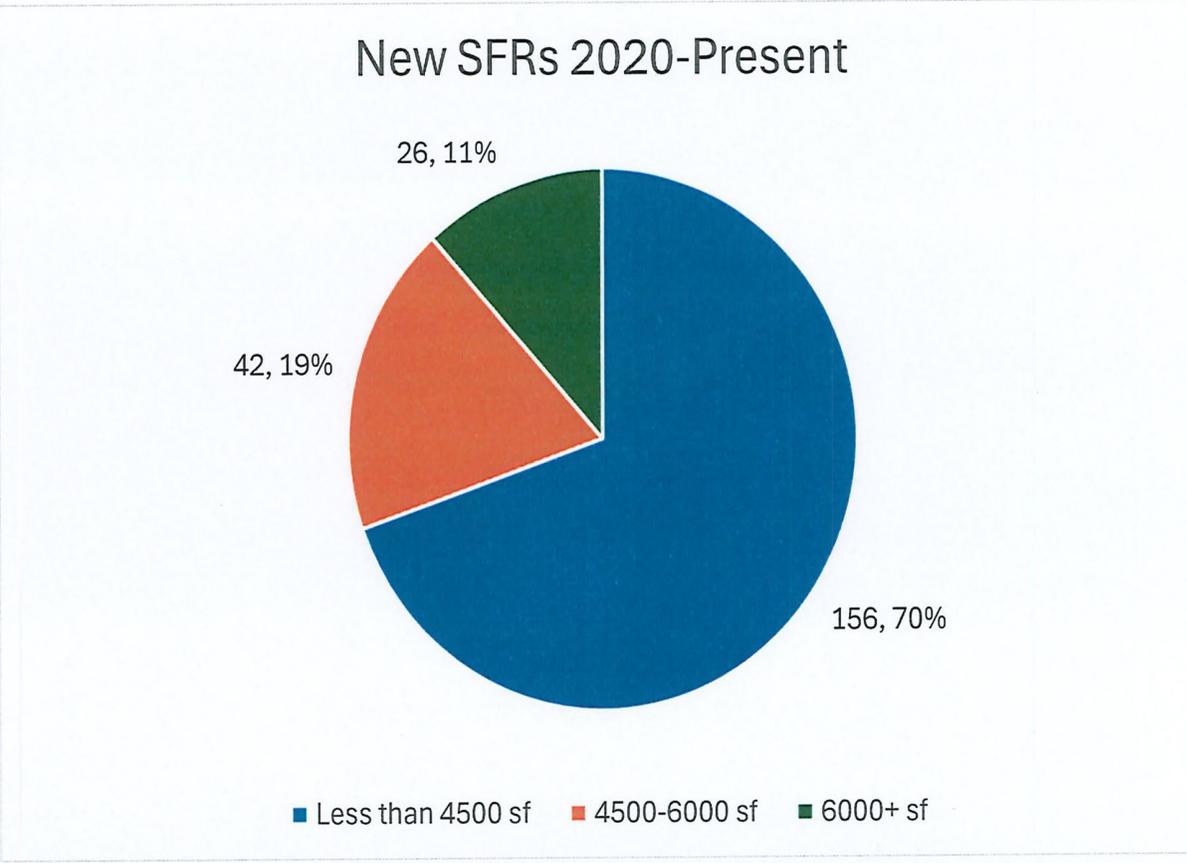
- An existing home is 3,500 square feet. The Proposed Addition is **Greater Than 4,500** square feet. This would be greater than the 4,500 square foot threshold **For Additions Alone** and a Fire Sprinkler System **WOULD BE REQUIRED IN THE ADDITION AND EXISTING HOME.**



These Next Few Slides Provide Data for Permitted Single Family Residential (SFR) Homes and Additions including their Square Footage in Breckenridge from 2020 to Present

New SFRs in Breckenridge
2020-Present

Less than 4500 sf	156
4500-6000 sf	42
6000+ sf	26
Total	224
Average size of ALL	3769
Median size of ALL	3658



Additions in Breckenridge from 2020 to Present

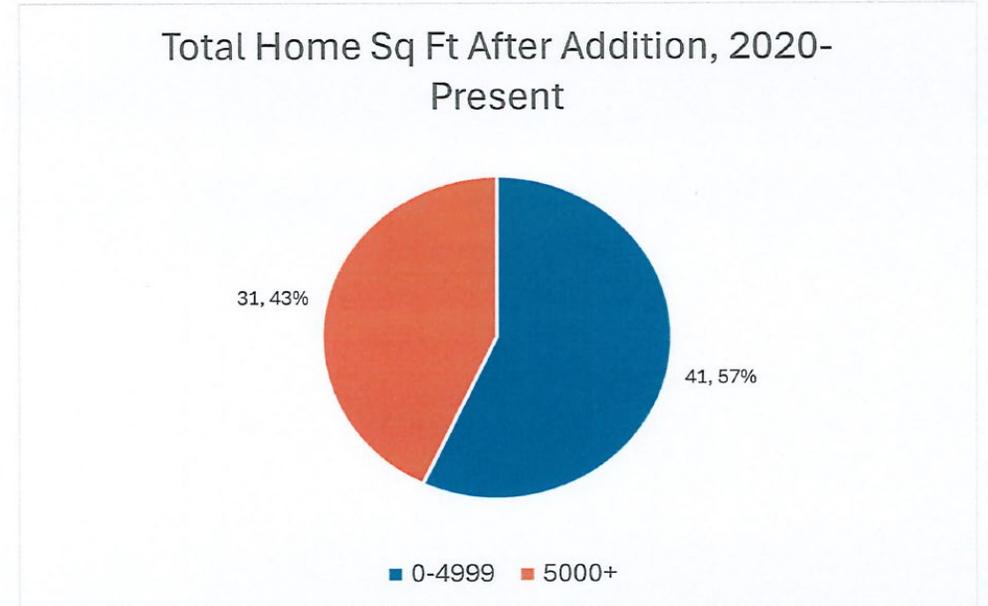
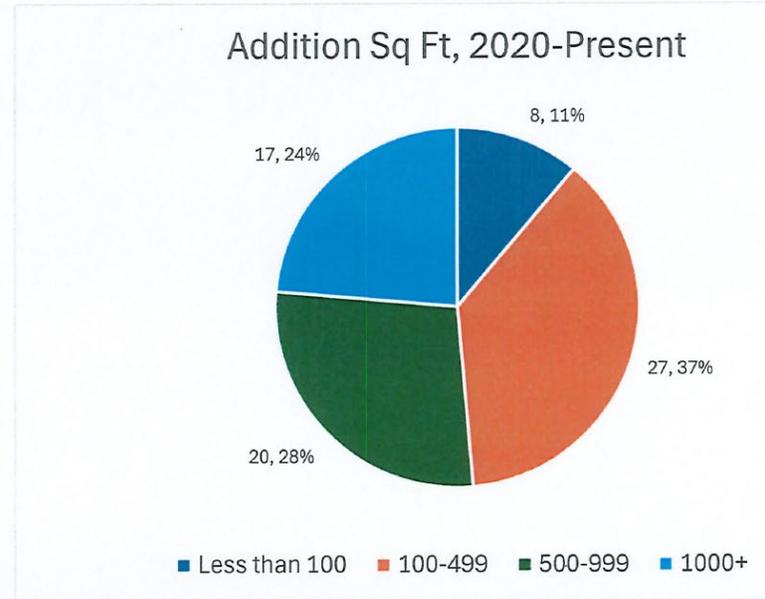
Additions to SFRs in Breckenridge
2020-Present

<u>Addition Sq Ft</u>	
Less than 100	8
100-499	27
500-999	20
1000+	17
Total	72

<u>Total Sq Ft After Addition</u>	
0-4999	41
5000+	31
Total	72

Average size of additions	661
Median size of additions	536

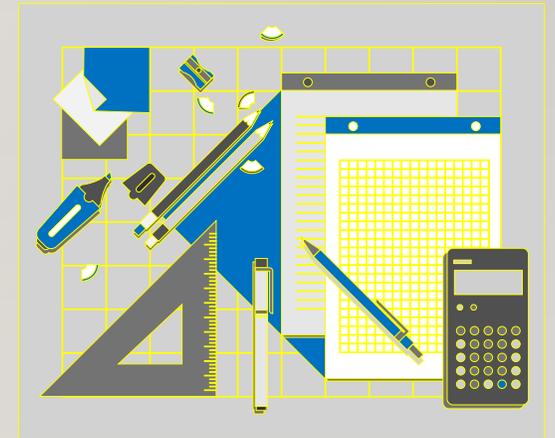
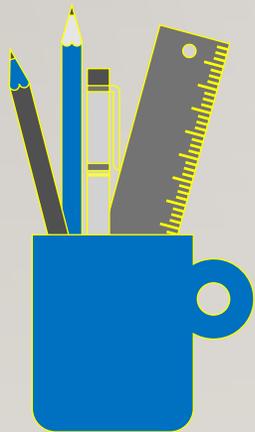
Average size of home (after addition)	4617
Median size of home (after addition)	4786

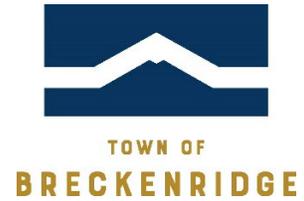


We would like thank Council for your Consideration of the Proposed Amendments.

We realize that the code adoption process can be somewhat technical and lengthy at times.

We appreciate all the feedback that you have provided and staff is available if you have any additional questions.





Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: November 19, 2025
Subject: Planning Commission Decisions of the November 18, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, November 18, 2025:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Gort.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper remote	

APPROVAL OF MINUTES

With no changes, the November 4, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the November 18, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

WORK SESSIONS:

1. Neighborhood Preservation Policy

Mr. Kulick presented an overview of potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council, including bulk plane and wall plane massing regulations to limit floor area above the main level, Policy 7R revisions, and additional opportunities for positive points.

Commissioner Questions / Comments:

Bulk Plane and Wall Plane Massing:

- Mr. Leas: Can you further explain the double counting density in vaulted rooms. (Mr. Kulick: We have had a provision in the Conservation District to double count vaulted ceilings. This would be similar to that provision for the purpose of counting density. By making it count as density it would prohibit people from bypassing the rule to limit floors above the main level by creating a large vaulted space that still contributes to visual mass on the exterior.)
- Mr. Giller: Vail does this above 16', the density is counted double.
- Mr. Smith: What will be the definition of "main level"? (Mr. Kulick: Yes, we need to come up with a definition for main level that ties it to grade. Something to be worked out.)
- Mr. Guerra: What will be the ceiling height? Plate height or ridge height? (Mr. Kulick: We would look for your recommendation.)
- Mr. Leas: Specificity with the code is very important.
- Mr. Guerra: For a shed roof, it should be measured from lower shed height if using plate height.
- Mr. Giller: For Vail, it is 16' measured from floor to bottom of finished ceiling. 16' is generous. Worth looking at the Vail code. (Mr. Kulick: Would we risk of incentivizing a flat roof design?) As rooms get to certain dimensions, ceilings get higher. If people want that, they could have it but it would limit bulk in other areas of the home.
- Mr. Guerra: 16' might be too high.
- Mr. Kulick: If people are comfortable measuring to a specific point, we could include that in the revisions.
- Mr. Gort: On a shed roof, how would this be calculated? Most young people building homes want a large shed roof with prominent windows for views. [Ms. Gort shared a printed photo of modern shed roof residence with prominent glazing and high shed roof.]
- Ms. Propper: 12' sounds appropriate to me.

- Mr. Frechter: Where will these regulations apply? (Mr. Kulick: These regulations would apply to all new development; unless we specify otherwise.) Do we need these regulations to apply to secluded neighborhoods where they are less visible?
- Mr. Gort: I believe the policy should be relative instead of absolute.
- Mr. Smith: What about a situation with a large 3-car garage? Would that count? (Mr. Kulick: Limiting the floor above the main level, even above a vaulted garage ceiling, would come into play.)
- Mr. Guerra: What is the main level? We should try to define. (Mr. Kulick: The “main level” should be in relation to grade-level as viewed from the street.)
- Ms. Propper: I like this idea rather than tying it to interior living space.
- Mr. Leas: Agree, the interior function can’t dictate “main level.”
- Ms. Gort: It should be a relative policy. I think the main level could be increased in size, increasing site disturbance, by as much as 15% to game this policy and have the 75% floor area above the main level.
- Mr. Giller: Modern buildings where the massing is protruding from the front challenge traditional architecture rules where there is typically design called “a cascade of mass”. I don’t think the cascade of mass has to start at the lot line. You could start the bulk plane at the base of the house regardless of where the setbacks are. (Mr. Kulick: None of the other three architects on the work group were supportive of using bulk plane; Stabile was opposed because of the inability to validate bulk plane without sophisticated software. Using the Weisshorn neighborhood as the example for this process, even if there is criticism of some new homes, the diversity of architecture was supported. Ratcheting down the code limits the ability of designing diversity of architecture.)
- Ms. Gort: Aspen’s requirements for roofs. Roofs are limited in height based on style and type, lower for shed roofs. (Mr. Kulick: The Council did not recommend reducing the allowed maximum height below 35’. Mr. Truckey: Additionally the Code has different measure methodologies for different types of roofs.)
- Mr. Guerra: What Elaine is saying makes sense because a flat roof across at 35’ does have a greater appearance of mass. We have to talk about the floor to ceiling height and what establishes the main level. Common thought is the “main level” refers to living area (kitchen and living). (Mr. Kulick: We have to figure out how to attach “main level” to grade rather than interior programming. We would look at the perception of the home from the street or front setback). In Breckenridge, with the cost of lots, the design will maximize the footprint. (Mr. Kulick: The floor area limitations do keep people from maximizing from setback to setback.)
- Ms. Gort: The 75% can all still be at the front of the homes, which does not solve the problem of visual massing.
- Mr. Giller: That is where the rule about the 26’ wall plane deviation comes in and would be required to offset.
- Mr. Guerra: Where did 12’ height limit come from? (Mr. Kulick: That number originated from staff but is up for debate.)
- Mr. Giller: The 16’ may work in Vail but that may be too high here.
- Ms. Gort: I think 12’ is too low.
- Mr. Smith: 12’ seems low to me.
- Mr. Guerra: I like 12’ but need more information. (Mr. Kulick: We’re not saying you cannot do this and have a vaulted ceiling, it just means the floor area would be double counted in the vaulted portion and must be reduced in another area of the house on lots where density is limited.) We should get a 3D model to make a decision. I think showing the different visuals would be helpful. I am not sure if limiting the great room to 12’ is unreasonable without a model considering the average 5-bed, 6-bath programming on most of these lots. I’m not sure if the answer is 12’, 14’, or higher.

Mr. Kulick: We could also consider that the policy only apply to NPP specific neighborhoods. This policy would not apply to homes smaller than 4,500 sq. ft.

Policy 7R:

Mr. Frechter: The problem occurs when owners want the garage on the upper level which requires a longer driveway when they could have a garage on the lower level and an elevator inside. (Mr. Kulick: There is an inherent contradiction in the code; we're applying site disturbance points for a long driveway but not positive buffering points when buffering is improved. In ways we have drifted from the original intent of this policy which was to limit site benching and we have begun giving many points for things that previously we did not give points for.)

Ms. Propper: I am not a fan of long driveways but I like the way Mr. Kulick described the issue.

Mr. Frechter: We could require additional planning commission hearings for projects that may push the limits of Policy 7.

Positive Points:

Mr. Kulick: We have provided a preliminary possible list of new positive points.

Mr. Truckey: We don't expect to adopt all of these positive points but do want to hear your thoughts on these ideas.

Ms. Propper: I am in favor of positive points for not scraping existing buildings but I'm not sure what in Breckenridge you would be keeping from a 1960s or 70s structure.

Mr. Frechter: I can give an example from Boulder, where lots of homes were post-war design, but the exterior architecture on most have all been updated to look interesting and unique. I think there is a lot that could be done without scraping given architectural design possibilities.

Mr. Leas: There is a tipping point when it comes to preserving existing portions of the building and a cost analysis that must occur. Does it cost more to keep the existing, is it cheaper to scrape everything?

Mr. Guerra: The cost doesn't matter because the idea here is if you do it you would get positive two points.

Mr. Frechter: I think adaptive reuse should be worth more points than two points. It should be three or more positive points or a multiplier based on percentage. There are also issues and concerns over what are the measuring, monitoring, and enforcement mechanisms for some of these which seem difficult to enforce or maintain.

Mr. Guerra: Building hardening is good. Points for sprinklers I question the benefit to the community. Green roofs I agree with Mr. Frechter, difficult to enforce. Waste diversion is difficult to enforce and we tried that and it didn't work. (Mr. Truckey: This would be a way to signal to the community it is something we want to encourage, like when we first incentivized HERS ratings.) I like below density development with sunset covenant. Agree on increased points for adaptive reuse. Grey water may not work here. Smart breaker panels, is that too easy of a point? What are enhanced controls? (Mr. Kulick: Some of these may be points for the current time period but will be rotated out when they become more common place, similar to EV chargers.)

Mr. Leas: Require a gauge for rain water to auto-turn off irrigation when there is active precipitation. I think we should offer positive points for that.

Ms. Propper: Yes, for building hardening. Yes, for waste diversion and adaptive reuse. Below density can work. Irrigation is not just for trees; consider how that would work for other types of landscaping.

- Mr. Leas: Building hardening, yes. Water conservation for grey water and deactivation of irrigation needs to be reconsidered. Waste diversion is a wonderful idea but unless there is a market for the recyclable materials it can't work.
- Mr. Giller: I like the points for building hardening, enhanced controls for heat tape, and density sunset covenants. Those are good ones. Consider a point bonus to transferring unused density for a public good such as workforce housing.
- Mr. Smith: Yes, for building hardening, yes for sprinklers, I like grey water recycling. I see the points for the smart panels and controls as easy.
- Mr. Frechter: Yes, for building hardening, yes to sprinklers, no to green roofs or walls. Waste conservation – consider measuring the tonnage of recyclables. I would support points for grey water recycling. Smart panels could be interim points that are phased out over time.
- Mr. Gort: I like all listed items. Add points for percentage of south facing roofs. Consider requiring self-closing window shades for large windows at night.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 7:29 pm.

Elaine Gort, Vice Chair



TOWN OF BRECKENRIDGE
TOWN COUNCIL

Only 2 Council Members at each meeting, a third just means it needs to be posted.

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

Date	Meeting	Location	Time
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November 2025

Tuesday, Nov. 25th, 2025	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
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December 2025

December 6th, 2025	Lighting of Breckenridge + Race of the Santas	Main Street	2:00pm - 7:00pm
Tuesday, Dec. 9th, 2025	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Dec. 18th - 20th, 2025	ULLR Fest	Main Street	All Day
Dec. 19th - 21st, 2025	Rockstar Energy Open	Ski Resort & Town	All Day
Tuesday, Dec. 23rd, 2025	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

January 2026

Tuesday, Jan. 13th, 2026	First Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm
Jan. 24th - Feb. 3rd, 2026	International Snow Sculpture Championships	Tiger Dredge	All Day
Tuesday, Jan. 27th, 2026	Second Meeting of the Month	Council Chambers	2:00 pm / 7:00 pm

Other Meetings

November 25th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
November 27th, 2025	Summit Stage Transit Board Meeting	Senior Center	8:15am
<i>(not sure of the rescheduled dates of these mtgs)</i>	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm
December 2nd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
December 3rd, 2025	Breckenridge Events Committee	Town Hall	9:00am
December 4th, 2025	NWCCOG Board Meeting	Silverthorne Office	10:00am
December 9th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
December 11th, 2025	Upper Blue Sanitation District	Administrative Office	5:30pm
December 15th, 2025	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
December 16th, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
December 17th, 2025	Social Equity Advisory Commission	Town Hall	5:30pm
December 18th, 2025	Breck Create	Virtual	2:00pm
December 23rd, 2025	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
December 25th, 2025 <i>(not sure of the rescheduled dates of these mtgs)</i>	Summit Stage Transit Board Meeting	Senior Center	8:15am
	Breckenridge Tourism Office Board Meeting	BTO Office	8:30am
	RW&B Board Meeting	Main Street Station	3:00pm



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Date	Meeting	Location	Time
January 6th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Breckenridge Events Committee	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
January 7th, 2026	Police Advisory Committee	PD Training Room	7:30am
January 8th, 2026	I-70 Coalition	Keystone Policy Center	1:00pm
	Upper Blue Sanitation District	Administrative Office	5:30pm
January 13th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am / 1:30pm
	Workforce Housing Committee	Town Hall	10:30am
January 14th, 2026	Breckenridge History	Town Hall	Noon
January 19th, 2026	Summit Combined Housing Authority	Virtual	1:00pm
	Open Space & Trails Meeting	Town Hall	5:30pm
January 20th, 2026	Board of County Commissioners Meeting	County Courthouse	9:00am
	Liquor & Marijuana Licensing Authority	Town Hall	9:00am
	Planning Commission Meeting	Town Hall	5:30pm
January 21st, 2026	Social Equity Advisory Commission	Town Hall	5:30pm
TBD	Transit Advisory Council Meeting		8:00am
	Water Task Force Meeting		9:30am
	QQ - Quality and Quantity - Water District	CMC	10:00am