LAKEWOOD BOARD OF APPEALS

REGULAR MEETING

AGENDA

By zoom meeting

CIVIC CENTER NORTH

470 SOUTH ALLISON PARKWAY

LAKEWOOD, COLORADO

June 28, 2022 5:00 PM

ITEM 1: Roll call

ITEM 2: **Elect Board Officers,** Chair and Vice Chair.

ITEM 3: ***Review proposed amendments to Title 14 and the 2015 International Code(s):*** Update 2015 International Plumbing and Fuel Gas Codes to the 2018 International Plumbing Code and 2018 International Fuel Gas Code with local amendments and state amendments per Colorado state law to the Colorado Plumbing and Fuel Gas Codes.

ITEM 4: Review Resolution to City Council recommending adoption of the amendments to the Lakewood Building Code.

ITEM 5: Discussion of future meeting dates and board availability.

ITEM 6: Adjournment.

This meeting will be conducted using Zoom, the public is welcome to view the meeting live stream online at LakewoodSpeaks.org.

Lakewood
Colorado

Public Works Department
Engineering Division

MEMORANDUM

To: Lakewood Board of Appeals

From: Paul Hardison, Building Official

Date: June 13, 2022

Subject: Update to the Lakewood Building Code – Adoption of the 2018 International Plumbing and Fuel Gas Codes (Colorado Plumbing Code)

At the June 14, 2022 meeting, the Board of Appeals will be reviewing an update to the Lakewood Building Code to adopt the 2018 international Plumbing and Fuel Gas Codes with state and local amendments. This code addresses all plumbing and fuel gas appliances and installations for commercial and residential buildings. The 2018 edition of the code will be adopted as required by the State of Colorado Plumbing Board.

Lakewood Building Code

The Lakewood Building Code is contained within Title 14 of the Lakewood Municipal Code and comprises a series of published building codes and local amendments to the published codes. The ordinance City Council will be considering will adopt the 2018 international Plumbing and Fuel Gas Codes, as published by the International Code Council, with state and local amendments.

Board of Appeals Review and Recommendation

The Municipal Code requires the Board of Appeals review adoption and amendments to the Lakewood Building Code and provide a recommendation to City Council. Public Works is recommending the Board approve a resolution recommending City Council adopt the 2018 edition of the international Plumbing And Fuel Gas Codes, as amended.

Draft Ordinance

A draft version of the ordinance is attached for your review. The ordinance repeals and reenacts the chapter in Title 14 of the Municipal Code related to the international Plumbing and Fuel Gas Codes.

A public access version of the published code is available at https://codes.iccsafe.org/content/IPC2018 and at https://codes.iccsafe.org/content/IfgC2018
A brief explanation of the local amendments follows:

2018 International Plumbing Code

A. The provisions of chapter 1 shall include the following amendment:

1. Subsection 101.1 is deleted.

2. Section 102.8 Referenced codes and standards is deleted and replaced with the following:

[**A]102.8 Referenced Codes and standards**. The codes and standards referenced in this code shall be those that are listed in Chapter 15 of the Colorado State Code and such codes and standards as adopted or recognized by the Plumbing Board shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Any Amendment to a technical provision of the 2018 I.P.C. or successor code that is adopted by the State of Colorado shall also apply within Lakewood. To the extent of any conflict between state technical amendment and one adopted solely by Lakewood, the state amendment Shall control unless specifically stated herein.

2. Section 103 is deleted.

3. Subsection 106.6.2 is replaced with the following:

106.6.2 Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 106.6.3 is deleted.

5. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this chapter 14.05 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of chapter 3 shall include the following amendment:

1. Subsection 305.4.1 Infill [number] call outs with the following:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of **[12]** inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of **[12]** inches below finished grade.

2. Colorado state Amendment **312.9 shower liner test** is not adopted. Shower liner tests are required within the City of Lakewood.

C. The provisions of chapter 4 shall include the following amendment:

1. Subsection 403.1Minimum Number of Fixtures add the sentence to the end of the section to read as follows:

"Lavatory to water closet or urinal ratios in accordance with table 403.1 shall be maintained in all restrooms."

2. Table 403.1 add footnote g stating the following:

"g. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer."

3. Subsection 421.3 is replaced with the following:

421.3 Shower waste outlet*.* Waste outlets serving showers shall be at least 2 inches in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than ¼ inch in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located and the floor pitched so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

D. The provisions of chapter 6 shall include the following amendments:

1. Subsection 603.1 is amended by adding a second paragraph to read as follows:

The minimum size of the cold-water distribution pipe from the entry to the building to the water heater shall be 1 inch for dwelling units with more than two bathrooms roughed in or complete.

E. The provisions of chapter 7 shall include the following amendments:

1. Subsection 706.3 Installation of fittings. Is amended by deleting the exception.

2. Table 709.1 is amended by changing the minimum size of trap for a shower with a flow rating of 5.7 gpm or less from 1½ inches to 2 inches.

F. The provisions of chapter 9 shall include the following amendments:

1. Subsection 903.1 is replaced with the following:

903.1 Roof Extension*.* All open vent pipes that extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vents shall be extended at least 7 feet above the roof.

2. Subsection 909.1 is amended by deleting the exception.

3. Subsection 915.2 is amended by replacing the first paragraph as follows:

915.2 Installation*.* The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a sink, lavatory or drinking fountain and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet.

The provisions of chapter 11 shall include the following amendments:

1. Subsection 1108.1 is replaced with the following:

1108.1 Secondary drains or scuppers. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The secondary (emergency) drains and scuppers shall be installed with the inlet located 2 inches above the low point of the roof.

2018 International Fuel Gas Code

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted

2. Subsection 101.2 is amended by deleting the exception.

3. 102.8 Referenced codes and standards. Is deleted and replaced with the following:

[A] 102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 of the Colorado State Code and such codes and standards as adopted as part of the requirements of this code to the prescribed extent of each such reference. Any amendment to a technical provision of the 2018 I.F.G.C or successor code that is adopted by the State of Colorado shall also apply within Lakewood. To the extent of any conflict between the state technical amendment and one adopted solely by Lakewood, the state amendment shall control unless specifically stated herein.

4. Section 103 is deleted.

5. Subsection 106.6 is replaced with the following:

106.6 Fees. Fees and valuation for permits required by this Code shall be specified in section 14.01.060 of the Lakewood Building Code.

6. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this chapter 14.10 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14,12 of the Lakewood Municipal Code.

B. The provisions of chapter 3 shall include the following amendments:

1. Subsection 303.3 is amended by deleting exceptions 3 and 4.

2. A new subsection 305.13 is added to read as follows:

305.13 Roof mounted equipment. Equipment or appliances installed on a roof

shall be a minimum of 12 inches above the roof on an approved or listed curb or platform.

C. The provisions of chapter 4 shall include the following amendments:

1. Subsection 404.6 is replaced with the following:

   404.6 Underground penetrations prohibited. Gas piping shall not penetrate a building foundation wall below grade. When passing through masonry or concrete exterior walls, gas piping shall be encased with a protective pipe sleeve. The annular space between the gas piping and the sleeve shall be sealed to prevent the infiltration of water.

2. Subsection 404.12 is replaced with the following:

   404.12 Minimum Burial Depth. Underground piping systems shall be installed a minimum depth of 12 inches below grade, except as provided in section 404.12.1 Underground plastic gas piping shall be installed a minimum of 18 inches below grade.

3. Subsection 406.2 is replaced with the following:

   406.4.2 Test pressure. Threaded gas piping shall be tested to 20 psi for 15 minutes. Welded or medium pressure gas piping shall be tested at 60 psi for 15 minutes.

D. The provisions of chapter 6 shall include the following amendments:

1. Subsection 621.1 is replaced with the following:

   621.1 Unvented room heaters. Unvented gas burning appliances shall not be installed in any occupied building.

2. Subsection 623.2 is amended by adding an exception to read as follows:

   Exception: commercial cooking appliances installed in accordance with the manufacturer's specifications for residential installation may be approved by the Building Official.

Summary

Public Works staff recommends the Board of Appeals approve a resolution recommending City Council adopt the International Plumbing and Fuel Gas Codes, 2018 Edition, with state and local amendments, as part of the Lakewood Building Code. Adoption of these codes are required by the State of Colorado. The city is allowed to impose more stringent requirements than the state law mandates, but may not impose less stringent requirements. One State amendment is being removed to make the local ordinance more stringent than the state requirements due to experience with shower pan assemblies, and the local amendments previously enacted by the city will stay in place with no substantial changes. The update from the 2015 international Plumbing Code and fuel Gas Codes did not require any substantive changes to the local amendments.

Please contact Paul Hardison with questions regarding this memo or the draft ordinance.

Board of Appeals Virtual Voting Process:

Votes will be by a roll call of members by the Secretary to the Board. The Secretary to the Board will also record the members who make and second any motions.

TO APPROVE THE RESOLUTION:

1. The Chair will ask for a motion. A member enters a motion in the affirmative so that a "Yes" vote approves and a "No" vote denies.

   SAMPLE MOTION: I move that the Board of Appeals Resolution, amending the Lakewood Building Code adopting the 2020 National Electrical Code and local amendments, be approved.

2. The Chair will ask for a second to the motion.
3. The Chair will ask for any remaining comments and discussion. This is an opportunity for members to state their opinion and/or reasons for their vote
4. The Chair will ask the Secretary to the Board to poll the members
5. The Secretary to the Board will call on each member for a verbal vote of "Yes," "No," or "Abstain."
6. The Secretary to the Board will announce the vote for the record.

TO AMEND THE RESOLUTION:

1. Enter a motion to approve the resolution
2. Second the motion
3. The Chair will ask for comments and discussion
4. Enter a motion to amend the resolution with exact amendment language
5. Second the motion to amend
6. The Chair will ask for comments and discussion regarding the amendment
7. The Chair will call for a vote of the amendment
8. If the amendment passes, the Chair will call for a vote of the amended resolution. If the amendment fails, the Chair will call for a vote of the original resolution

O-2022-XX

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CERTAIN PROVISIONS OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE INCLUDING ADOPTION BY REFERENCE OF THE 2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE WITIH STATE AMENDMENTS, AND ESTABLISHING THE PENALTIES THEREFOR

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.10 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.10.10 - International Fuel Gas code, 2018 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Fuel Gas Code of the hereinafter “International Fuel Gas Code,” is hereby adopted by reference, subject to the deletions, amendments and additions contained in this chapter.

14.06.020 Purpose of the International Fuel Gas Code.
The purpose of the International Fuel Gas Code is to provide minimum standards to safeguard life and limb, health and property and public welfare by the regulation of the design, construction, installation and quality of materials, location operation and maintenance of fuel gas systems.

14.06.040 Amendments to certain provisions of the International Fuel Gas Code.
Certain provisions of the International Fuel Gas Code, as indicated in this section, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted

2. Subsection 101.2 is amended by deleting the exception.

3. 102.8 Referenced codes and standards. Is deleted and replaced with the following:

   [A] 102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 of the Colorado State Code and such codes and standards as adopted as part of the requirements of this code to the prescribed extent of each such reference. Any amendment to a technical provision of the 2018 I.F.G.C or successor code that is adopted by the State of Colorado shall also apply within Lakewood. To the extent of any conflict between the state technical amendment and one adopted solely by Lakewood, the state amendment shall control unless specifically stated herein.

4. Section 103 is deleted.

5. Subsection 106.6 is replaced with the following:

   106.6 Fees. Fees and valuation for permits required by this Code shall be specified in section 14.01.060 of the Lakewood Building Code.

6. Section 109 is replaced with the following:

   Board of Appeals. Persons aggrieved under this chapter 14.10 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14,12 of the Lakewood Municipal Code.

B. The provisions of chapter 3 shall include the following amendments:

1. Subsection 303.3 is amended by deleting exceptions 3 and 4.

2. A new subsection 305.13 is added to read as follows:

   305.13 Roof mounted equipment. Equipment or appliances installed on a roof shall be a minimum of 12 inches above the roof on an approved or listed curb or platform.

C. The provisions of chapter 4 shall include the following amendments:

1. Subsection 404.6 is replaced with the following:

   404.6 Underground penetrations prohibited. Gas piping shall not penetrate a building foundation wall below grade. When passing through masonry or concrete exterior walls, gas piping shall be encased with a protective pipe sleeve. The annular space between the gas piping and the sleeve shall be sealed to prevent the infiltration of water.

2. Subsection 404.12 is replaced with the following:

   404.12 Minimum Burial Depth. Underground piping systems shall be installed a minimum depth of 12 inches below grade, except as provided in section 404.12.1 Underground plastic gas piping shall be installed a minimum of 18 inches below grade.

3. Subsection 406.2 is replaced with the following:

   406.4.2 Test pressure. Threaded gas piping shall be tested to 20 psi for 15 minutes. Welded or medium pressure gas piping shall be tested at 60 psi for 15 minutes.

D. The provisions of chapter 6 shall include the following amendments:

1. Subsection 621.1 is replaced with the following:

   621.1 Unvented room heaters. Unvented gas burning appliances shall not be installed in any occupied building.

2. Subsection 623.2 is amended by adding an exception to read as follows:

   Exception: commercial cooking appliances installed in accordance with the manufacturer's specifications for residential installation may be approved by the Building Official.

14.10.070 – Penalties for violations of the International Fuel Gas Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate of permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.20. The imposition of one penalty for any violation shall be excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each that the prohibited conditions are maintained shall constitute a separate offense.

B. the application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

RESOLUTION OF CITY OF LAKEWOOD BOARD OF APPEALS

Amending the Lakewood Building Code adopting the 2018 International Fuel Gas Code and State Amendments to meet the requirements of the Colorado Plumbing Code.

WHEREAS, the City of Lakewood (the "City") has adopted by reference certain codes promulgated by the International Code Council, including the International Plumbing Code (Code), which included various local amendments to the adopted Code:

WHEREAS, the Adoption by reference of the Code, and the local amendments thereto, are codified in Title 14 of the Lakewood Municipal Code (the "LMC");

WHEREAS, pursuant to LMC Section 14.01.010, the adopted Code, as amended or modified, constitute a portion of the "Lakewood Building Code";

WHEREAS, Public works Department Building Official, has presented for adoption by reference the 2018 International Fuel Gas Code and State Amendments and modifications and local Amendments and modifications thereto (the "Amendments"), to replace the current adopted International Fuel Gas Code;

WHEREAS, LMC Section 14.12.010 established the "board of appeals" for the purposes of, among other things, reviewing proposed additions, changes or amendments to the Lakewood Building Code and to make recommendations to the Lakewood City Council with respect thereto; and

WHEREAS, the Board of Appeals reviewed and considered the proposed 2018 International Fuel Gas Code and State and local Amendments as a regular meeting; and

WHEREAS, based on the Findings of Facts below, the Board of Appeals finds it desirable to repeal the International Plumbing Code now in effect and adopt in its place the 2018 International Fuel Gas code with State and local amendments as presented to staff:

<u>FINDINGS OF FACT</u>

The Board of Appeals hereby finds and determines that"

A. The adoption of, and Amendments to, the 2018 International Fuel Gas Code will promote the health, safety and welfare of the inhabitants of the City.
B. The Amendments are necessary and desirable, particularly in light of local conditions prevailing within the City and the state of Colorado;
C. The 2018 International Fuel Gas Code and Amendments are necessary to conform with State Law; and

NOW, THEREFORE, BE IT RESOLVED that the City of Lakewood Board of Appeals, by a vote of ___ to ___, adopts Findings of Fact A through C and recommends that the City Council Adopt the 2018 International Fuel Gas Code and Amendments as presented.

Motion was made by _____and seconded by _____ to recommend City Council adopt the 2018 International Fuel Gas Code and Amendments.

The roll having been called, the vote of the Lakewood Board of Appeals is as follows:

Donald Visani	_____
William Furman	_____
Robert Michael Franz	_____
Matthew Leonard	_____
Alejandro Valente Barba	_____
Jennifer Salisbury	_____
Robert Ramsour	_____

_____
Donald Visani, Chair

CERTIFICATION

I, Berta Saracino, Secretary of the City of Lakewood Board of Appeals do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a regular meeting held on the xxx day of June 2022, as the same appears in the minutes of said meeting.

Dated this _____ day of June 2022

_____
Berta Saracino, Secretary to the Board of Appeals

O-2021-XX

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CERTAIN PROVISIONS OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE INCLUDING ADOPTION BY REFERENCE OF THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH STATE AND LOCAL AMENDMENTS, AND ESTABLISHING THE PENALTIES THEREFOR

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.05 of the Lakewood Municipal Code is repealed and reenacted as follows:

- **14.05.010 - International Plumbing Code, 2018 Edition, adopted by reference generally.**

  Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Plumbing Code of the International Code Council, 2018 Edition, including Appendices B, C, D, and E, herein after "International Plumbing Code," or “Colorado Plumbing Code” is hereby adopted by reference, subject to the deletions, amendments, and additions contained herein.

- **14.05.020 - Purpose of International Plumbing Code.**

  The purpose of the International Plumbing Code is to protect the public health and safety by regulation of the installation, alteration or repair of plumbing and drainage systems and providing for the inspection thereof within the City of Lakewood. The subject matter of the code is the installation, alteration or repair of plumbing and drainage systems and the inspection thereof.

- **14.05.040 - Amendments to certain provisions of the International Plumbing Code.**

Certain provisions of the International Plumbing Code, as indicated herein, are hereby amended.

A. The provisions of chapter 1 shall include the following amendment:

1. Subsection 101.1 is deleted.

2. Section 102.8 Referenced codes and standards is deleted and replaced with the following:

[**A]102.8 Referenced Codes and standards**. The codes and standards referenced in this code shall be those that are listed in Chapter 15 of the Colorado State Code and such codes and standards as adopted or recognized by the Plumbing Board shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Any Amendment to a technical provision of the 2018 I.P.C. or successor code that is adopted by the State of Colorado shall also apply within Lakewood. To the extent of any conflict between state technical amendment and one adopted solely by Lakewood, the state amendment Shall control unless specifically stated herein.

2. Section 103 is deleted.

3. Subsection 106.6.2 is replaced with the following:

106.6.2 Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 106.6.3 is deleted.

5. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this chapter 14.05 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of chapter 3 shall include the following amendment:

1. Subsection 305.4.1 Infill [number] call outs with the following:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of **[12]** inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of **[12]** inches below finished grade.

2. Colorado state Amendment **312.9 shower liner test** is not adopted. Shower liner tests are required within the City of Lakewood.

C. The provisions of chapter 4 shall include the following amendment:

1. Subsection 403.1Minimum Number of Fixtures add the sentence to the end of the section to read as follows:

"Lavatory to water closet or urinal ratios in accordance with table 403.1 shall be maintained in all restrooms."

2. Table 403.1 add footnote g stating the following:

"g. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer."

3. Subsection 421.3 is replaced with the following:

421.3 Shower waste outlet. Waste outlets serving showers shall be at least 2 inches in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than ¼ inch in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located and the floor pitched so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

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903.1 Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vents shall be extended at least 7 feet above the roof.

2. Subsection 909.1 is amended by deleting the exception.

3. Subsection 915.2 is amended by replacing the first paragraph as follows:

915.2 Installation. The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a sink, lavatory or drinking fountain and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet.

The provisions of chapter 11 shall include the following amendments:

1. Subsection 1108.1 is replaced with the following:

1108.1 Secondary drains or scuppers. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The secondary (emergency) drains and scuppers shall be installed with the inlet located 2 inches above the low point of the roof.

- **14.05.070 - Penalties for violations of Plumbing Code.**

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

RESOLUTION OF CITY OF LAKEWOOD BOARD OF APPEALS

Amending the Lakewood Building Code adopting the 2018 International Plumbing Code and State Amendments to meet the requirements of the Colorado Plumbing Code.

WHEREAS, the City of Lakewood (the "City") has adopted by reference certain codes promulgated by the International Code Council, including the International Plumbing Code (Code), which included various local amendments to the adopted Code:

WHEREAS, the Adoption by reference of the Code, and the local amendments thereto, are codified in Title 14 of the Lakewood Municipal Code (the "LMC");

WHEREAS, pursuant to LMC Section 14.01.010, the adopted Code, as amended or modified, constitute a portion of the "Lakewood Building Code";

WHEREAS, Public works Department Building Official, has presented for adoption by reference the 2018 International Plumbing Code and State Amendments and modifications and local Amendments and modifications thereto (the "Amendments"), to replace the current adopted International Plumbing Code;

WHEREAS, LMC Section 14.12.010 established the "board of appeals" for the purposes of, among other things, reviewing proposed additions, changes or amendments to the Lakewood Building Code and to make recommendations to the Lakewood City Council with respect thereto; and

WHEREAS, the Board of Appeals reviewed and considered the proposed 2018 International Plumbing Code and State and local Amendments as a regular meeting; and

WHEREAS, based on the Findings of Facts below, the Board of Appeals finds it desirable to repeal the International Plumbing Code now in effect and adopt in its place the 2018 International Plumbing code with State and local amendments as presented to staff:

<u>FINDINGS OF FACT</u>

The Board of Appeals hereby finds and determines that"

A. The adoption of, and Amendments to, the 2018 International Plumbing Code will promote the health, safety and welfare of the inhabitants of the City.
B. The Amendments are necessary and desirable, particularly in light of local conditions prevailing within the City and the state of Colorado;
C. The 2018 International Plumbing Code and Amendments are necessary to conform with State Law; and

NOW, THEREFORE, BE IT RESOLVED that the City of Lakewood Board of Appeals, by a vote of ___ to ___, adopts Findings of Fact A through C and recommends that the City Council Adopt the 2018 International Plumbing Code and Amendments as presented.

Motion was made by _____and seconded by _____ to recommend City Council adopt the 2018 International Plumbing Code and Amendments.

The roll having been called, the vote of the Lakewood Board of Appeals is as follows:

Donald Visani	_____
William Furman	_____
Robert Michael Franz	_____
Matthew Leonard	_____
Alejandro Valente Barba	_____
Jennifer Salisbury	_____
Robert Ramsour	_____

_____
Donald Visani, Chair

CERTIFICATION

I, Berta Saracino, Secretary of the City of Lakewood Board of Appeals do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a regular meeting held on the xxx day of May 2022, as the same appears in the minutes of said meeting.

Dated this _____ day of May 2022

_____
Berta Saracino, Secretary to the Board of Appeals