

**OWN OF PARACHUTE
ORDINANCE NO. 808-2023**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO,
AMENDING TITLE 13 BUILDINGS AND CONSTRUCTION, OF THE MUNICIPAL CODE TO
ADDRESS MISCELLANEOUS UPDATES**

WHEREAS, the Town of Parachute (“Parachute” or the “Town” is a home-rule municipality organized under Chapter XX of the Colorado Constitution and with the authority of the Parachute Home Rule Charter; and

WHEREAS, pursuant to the authority vested in the Town Council by Section 1-11 of the Parachute Town Charter, the Town Council wishes to amend Title 13, Buildings and Construction, of the Parachute Municipal Code to address various text amendments as proposed by the Building Official and recommended by staff; and

WHEREAS, the Town Council of the Town of Parachute finds and declares that it is in the interest of the public health, safety, and welfare to amend the Code as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Chapter 13.20 “Amendments” of the Parachute Municipal Code is hereby amended with double underlined text added and ~~strike through language~~ deleted.

13.20.020 Amendments.

L. *Section 105.2.* Section 105.2 is amended to read as follows:

Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. ~~One story detached accessory structures used as tool and storage sheds, and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet.~~ One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²); a site-plan is required and subject to approval with regards to setback requirements. Such structures shall be located in accordance with Section 705.3 with respect to other structures on the same lot and in accordance with Chapter 15.02 Zoning Regulations.

16. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, and providing that stair geometry and handrails meet the requirements of IBC Section 1011; a site-plan is required and subject to approval with regards to setback requirements.

M. *Section 105.5.* Section 105.5 is amended to read as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced. Permits must pass a required inspection or show substantial progress during the one hundred eighty (180) day period in order not to be considered suspended or abandoned. On expired permits, before such work can be commenced or recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half (1/2) of the permit fee of the original permit, provided no changes have been made or will be made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one (1) year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in section r106 and section r108. Any nullified permit where the suspension or abandonments have exceeded one (1) year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for one hundred eighty (180) days from the date of extension, does not require compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new ~~addition~~ edition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a permit fee based on the current projected valuation plus the applicable plan check fees.

Section 3. Chapter 13.60 “International Residential Code” of the Parachute Municipal Code is hereby amended with double underlined text added and ~~strike through language~~ deleted.

13.60.020 Amendments.

H. *Section R105.2.* Section R105.2 is amended to read as follows:

Permits shall not be required for the following. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

Building:

17. One story detached accessory structures used as tool and storage sheds or playhouses, provided the floor area does not exceed one hundred twenty (120) square feet. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m2); a site-plan is required and subject to approval with regards to setback requirements. Such structures shall be located in accordance with Section 705.3 with respect to other structures on the same lot and in accordance with Chapter 15.02 Zoning Regulations.

~~**DD.** *Section N1102.* Section N1102.4.1.2 is hereby deleted in its entirety.~~

~~**EE.** *Section N1103.3.3* Section N1103.3.3 is hereby deleted in its entirety.~~

~~**FF.** *Section N1103.3.4.* Section N1103.3.4 is hereby deleted in its entirety.~~

~~**GG.** *Section N1103.5.1.* Section N1103.5.1 is amended to read:~~

~~When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.~~

~~**HH.** *Section N1103.5.2.* Section N1103.5.2 is amended to read: When installed, demand recirculation water systems shall have controls that comply with both of the following:~~

~~1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.~~

~~2. The controls shall limit the temperature of the water entering the cold water piping to not greater than 104°F (40°C).~~

~~H. Section N1103.5.4. Section N1103.5.4. is amended to read:~~

~~When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.~~

As offered by the State Energy Office for Phased Implementation, enforcement of Sections N1102.4.1.2, N1103.3.3, N1103.3.4, N1103.5.1, N1103.5.2, and N1103.5.4 as mandatory requirements is hereby deferred until January 1, 2026.

Section 4. Chapter 13.80 “International Energy Conservation Code” of the Parachute Municipal Code is hereby amended with double underlined text added and ~~strike through language~~ deleted.

13.80.020 Amendments.

~~D. Section R402.4.1.2 is deleted.~~

~~E. Section R403.3.3 is deleted.~~

~~F. Section R403.3.4 is deleted.~~

~~G. Section R403.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.~~

~~H. Section R403.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:~~

~~1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.~~

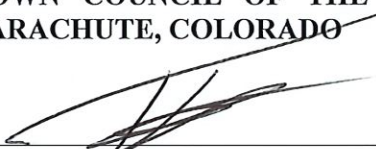
~~2. The controls shall limit the temperature of the water entering the cold water piping to not greater than 104°F (40°C).~~

I. Section R403.5.4 is amended as follows: ~~When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers. As offered by the State Energy Office for Phased Implementation, enforcement of Sections R402.4.1.2, R403.3.3, R403.3.4, R403.5.1, R403.5.2, and R402.5.4 as mandatory requirements are hereby deferred until January 1, 2026.~~

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of 4 to 0 of the Town Council of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 15th day of June 2023 and approved by the Mayor on the 15th day of June 2023.



TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO



Tom Rugaard, Mayor

ATTEST:



Lucy Spalenka, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

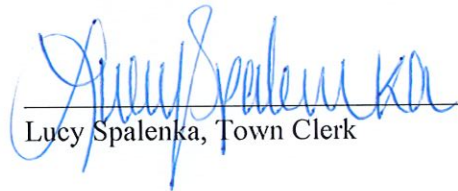
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO,
AMENDING TITLE 13 OF THE MUNICIPAL CODE**

was introduced before the Town Council on June 15th, 2023; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Town Council held on June 15th, 2023, and approved by the Mayor on June, 2023.

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado, and available on the internet at <http://www.parachutecolorado.com>.

Dated this 15th day of June 2023.

TOWN OF PARACHUTE



Lucy Spalenka, Town Clerk