

COUNCIL BILL NO. 24

Series 2023

A BILL FOR AN ORDINANCE PROHIBITING WOOD SHINGLES ON ROOFS.

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

Section 1. That paragraph 29 of section 8-1-4A of the International Building Code, Edition 2018, is hereby repealed and replaced with the language underlined to read as follows:

29. Section 1505.1 is amended to read as follows:

1505.1 General. All roof coverings shall be Class A. Wood shakes and shingles are not permitted unless exempted for replacement or repair as defined in Section 1501.1.1. Where the roof profile allows space between the roof covering and the roof decking at the eave ends, the spaces shall be constructed to prevent intrusion of flames and embers or have one layer of 72-pound (32.4kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking.

Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.”

Section 1505.1.1: Section 1505.1.1 is added as follows:

Replacement or Repair: Each structure with a nonconforming roof covering or roof assembly shall be allowed one replacement or repair of 25% or less of the roof area. Replacement or repair in excess of 25% or a second replacement or repair of the roof covering or roof assembly shall trigger replacement of the nonconforming covering or assembly in its entirety. For purposes of this section, a two-family dwelling shall be considered two separate structures. Emergency repairs of less than 10 sq/ft shall not be subject to the 25% rule.

Table 1505.1 is deleted.

Section 1505.3, 1505.4, 1505.5, 1505.6 and 1505.7 are deleted.

Section 2. That paragraphs 30, 33, 34, and 35 of 8-1-4A are hereby deleted and reserved.

Section 3. That paragraph 37 of section 8-1-5A of the International Residential Code, 2018 Edition, is hereby repealed and replaced with the language underlined to read as follows:

37. Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. All roof assemblies and roof coverings shall be Class A. Wood shakes and shingles are prohibited unless exempted for replacement or repair as defined below. Where the roof profile allows space between the roof covering and the roof decking at the eave ends, the spaces shall be constructed to prevent intrusion of flames and embers, or

1 have one layer of 72-pound (32.4kg) mineral-surfaced non-perforated cap sheet complying with
2 ASTM D3909 installed over the combustible decking.

3 Section R902.1 is amended to read as follows:

4 Replacement or Repair: Each structure with a nonconforming roof covering or roof assembly
5 shall be allowed one replacement or repair of 25% or less of the roof area. Replacement or
6 repair in excess of 25% or a second replacement or repair of the roof covering or roof assembly
7 shall trigger replacement of the nonconforming covering or assembly in its entirety. Emergency
8 repairs of less than 10 sq/ft shall not be subject to the 25% rule.

9 For purposes of this section, a two-family dwelling shall be considered two separate structures.

10 Exception: Metal and concrete roofing systems.

11 Section R902.2 Fire-retardant-treated wood shingles and shakes is deleted.

12 **Section 4.** Except as specifically amended hereby, the Breckenridge Town Code, and
13 the various secondary codes adopted by reference therein, shall continue in full force and effect.

14 **Section 5.** The Town Council hereby finds, determines and declares that this ordinance
15 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
16 and improve the order, comfort and convenience of the Town of Breckenridge and the
17 inhabitants thereof.

18 **Section 6.** This ordinance shall be published and become effective as provided by
19 Section 5.9 of the Breckenridge Town Charter.

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21 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
22 PUBLISHED IN FULL this 11th day of July, 2023. A Public Hearing shall be held at the
23 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 25th day of
24 July, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
25 Town.

26
27 TOWN OF BRECKENRIDGE, a Colorado
28 municipal corporation

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32 By: _____
33 Eric S. Mamula, Mayor

34
35 ATTEST:

1 _____
2 Helen Cospolich, CMC,
3 Town Clerk
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