

ORDINANCE NO. 23

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 That paragraph 29 of section 8-1-4A of the International Building Code, Edition 2018, is hereby repealed and replaced with the language below to read as follows: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 That paragraph 37 of section 8-1-5A of the International Residential Code, 2018 Edition, is hereby repealed and replaced with the language underlined to read as follows: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 have one layer of 72-pound (32.4kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking.

Section R902.1 is amended to read 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. Emergency repairs of less than 10 sq/ft shall not be subject to the 25% rule.

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

Exception: Metal and concrete roofing systems.

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

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

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

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

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 11th day of July, 2023.

This ordinance was published in full on the Town of Breckenridge website on July 13, July 14, July 15, July 16 and July 17, 2023.

A public hearing on this ordinance was held on July 25, 2023.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 25th day of July, 2023. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

APPROVED IN FORM

Town Attorney

Date

This Ordinance was published on the Town of Breckenridge website on July 26, July 27, July 28, July 29 and July 30, 2023. This ordinance shall become effective on August 29, 2023.