



2008 Commercial / Multi-family Codes & Standards

Updated 10-1-2008

All construction within the City of Fort Collins shall comply with following adopted codes:

2006 International Building Code with local Amendments
2006 International Energy Conservation Code & ASHRAE standard 90.1-2007 (see below)
2003 International Mechanical Code w/Amendments
2003 International Fuel Gas Code w/Amendments
2006 International Plumbing Code
2008 National Electrical Code
Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003
Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF
Frost Depth 30 inches
Wind Load: 100- MPH 3 Second Gust Exposure B
Seismic Design Category B

Energy Code Compliance:

Commercial (Including multi-family residential bldgs 4 stories and taller):

Adopted code: ASHRAE standard 90.1-2007 and 2006 IECC sections 502.2.4 and 502.2.6. Climate Zone 5.

Per local amendment, slab on grade and below grade walls require insulation of R-7.5, 24" deep min. required.

3 ways to comply:

1. Prescriptive.
2. Total UA alternative (COMcheck). COMcheck must be calculated using the most current version of Ashrae available (90.1-2004).
3. SPA (Performance rating). Current approved programs are HERS and E-star.

Multi-family Residential (Apartments & Condos 3 stories and less):

Adopted code: 2006 IECC (chapter 4) w/local amendments, climate Zone 5.

Must also comply with IECC section 505 for lighting.

Per local amendment, slab on grade and below grade walls require insulation regardless of compliance method. See IECC section 402.2.

3 ways to comply:

1. Prescriptive, section 402.2.
2. Total UA alternative (REScheck). REScheck must be calculated using 2006 IECC.
3. SPA (Performance rating). Current approved programs are HERS and E-star.

All Projects except Single Family and Tenant Finishes require a

Pre-submittal Code Review Meeting with the Fort Collins Building Department.

For questions or to schedule this meeting call Plan Review at 416-2341.