



SMART REGULATION  
FOR SUSTAINABLE PLACES

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## Proposed Housing Code and Rental License Code Changes

The **Smart Regs Update** open houses are being held to inform the community and receive feedback on proposed updates to the City of Boulder's Housing and Rental License Codes. Proposals will ultimately be presented to the Planning Board and City Council for review and possible adoption. Three key questions that will be discussed are outlined below.

1. **Why is the city proposing the Housing Code and Rental License program update?** The City of Boulder periodically updates its construction and administrative codes. The purpose of this effort is to protect life and property through cost-effective safety measures. In 1965 the city adopted and implemented its first Housing Code and Rental License program. Many amendments have been made since then to maintain a viable and relevant document. The Housing and Rental License Codes are the base documents for the residential rental licensing program. The Smart Regs proposal would integrate pertinent sections of the Housing Code into the 2009 International Property Maintenance Code (IPMC) published by the International Code Council (ICC), and then adopt the amended document. The Rental License Code, a separate document, is also being updated with amendments as part of the Smart Regs Update.
2. **What is the city proposing to adopt for the updated housing code?** The city is proposing to adopt the International Property Maintenance Code (IPMC) as its baseline Housing Code document, with the following changes:
  1. IPMC 102.3 - The International Property Maintenance Code (IPMC) interfaces in a better way with other city codes than the existing Housing Code.
  2. IPC 103.2 – A city liability waiver notice is included, similar to other building codes.
  3. IPMC 104.1 - The authority and duties of the code official are included in the IPMC but not in the Housing Code.
  4. IPMC 104.7 – Clerk and recorder notices filed only after notification of owner.
  5. IPMC 303 - Contains swimming pool safety requirements not found in the Housing Code.
  6. IPMC 304.7 - Maintenance of gutters and downspouts has been removed from the IPMC.
  7. IPMC 304.2, 304.9, 304.11, 304.13, 104.14, 304.17, 304.18, 305.3 – Sections removed from IPMC relating to cosmetic finish maintenance.
  8. IPMC307.1 - Stair, handrail and guardrail requirements are amended in the IPMC and Housing Code to be consistent with the current building codes.
  9. IPMC 402.2, 402.3, 402.3.1 - Lighting requirements of the IPMC and Housing Code are amended to be consistent with the current building codes.
  10. IPMC 403.1, 602.2, Housing Code 10-2-7 through 10-2-10, 10-2-23 - Plumbing, heating and ventilation requirements of the IPMC and Housing Code are amended to be consistent with the current building codes.

11. IPMC 702 - Conflicting second egress requirements are removed from the Housing Code to be consistent with current building codes.
12. IPMC 703 - Conflicting boiler room fire separation requirements are removed from the housing code to be consistent with current building codes.
13. IPMC 605.2.1 - The requirements for existing non-grounding receptacles are excerpted from the National Electrical Code into the IPMC for convenience of use and safety.
14. IPMC 608 - The State of Colorado requirements for carbon monoxide alarms are included in the IPMC to allow for uniformity and inspections by city and rental license inspectors.
15. IPMC Appendix B - The new energy efficiency requirements for existing rental housing will be contained in this appendix to the IPMC.
16. IPMC Appendix C - Baseline and Safety Inspection Checklists for existing rental housing will be contained in this appendix to the IPMC.
17. IPMC Appendix C - The Occupant's and Operator's Responsibility lists will be moved into this appendix in the IPMC from the Housing Code.
18. IPMC 608 & 704.7 - Review of smoke and carbon monoxide alarm maintenance log books will be part of the rental license safety inspection process.
19. IPMC Appendix C - Barbeque safety requirements are excerpted from the International Fire Code into the IPMC for convenience of use and safety.

**3. What is the city proposing to adopt for the Rental License Code?** The following items are proposed changes the City of Boulder Title 10 Rental Licensing Code:

1. 10-3-3 (a) (2) - Accessory Dwelling Units (ADU's) changed to four year rental license renewal cycle.
2. 10-3-3 (c) - A 90-day grace period is established for rental license renewal.
3. 10-3-3 (c) - A Baseline Inspection requirement is added when licenses expire.
4. 10-3-3 (d) - Baseline and Safety Inspections are valid for up to 12 months prior to rental license renewal date.
5. 10-3-5 – Building inspections for newly constructed rental properties are valid for up to 12 months.
6. 10-3-6 (c) - Baseline and Safety Inspection paperwork must be submitted by applicant.
7. 10-3-11 (a) (2) - Baseline Inspection is required for a change of ownership (not required for change in corporation name).
8. 10-3-13 - Posting of rental license not required at site but must be available upon request.
9. 10-3-19 (b) - Definition of “family” from Title 9 Land Use Regulations will be applied to rental license applications.
10. 10-3-19(a) - With certification letter from corporation, “owner occupied” could be a member of the corporation.
11. 10-3-17 - An investigative fee may be assessed to the owner/operator of rental property when Rental License violations require enforcement actions by the city.
12. 10-3-11 (a) (2) – For a change of ownership, new owners have 60 days after date of transfer to renew rental license.
13. The city will review and clarify language of 10-3-2 (3) in regard to Vacation Rentals By Owner (VRBO) as appropriate.