

TITLE 15

Buildings and Construction

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CHAPTER 15.04

Adoption of Technical Codes

15.04.010 Uniform codes adopted by reference, as amended.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference the following uniform codes and standards, as amended, as the Town's codes and standards governing the construction, maintenance and safety of buildings and other structures. Unless otherwise specified, the codes incorporated into this Section by reference are published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, and shall have the same legal force and effect as if set forth herein in every particular. Amendments to the uniform codes adopted by the Town are set forth in specified chapters contained in this Title. The subject matter of the adopted codes include standards regulating the erection, construction, demolition, occupancy, equipment, use, electrical wiring, fire safety, plumbing and maintenance of buildings and structures within the Town, and is designed and intended to protect and preserve the public health, safety and welfare.

(1) Uniform Building Code, 1991 Edition.

(2) Uniform Mechanical Code, 1991 Edition, published by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032, and the International Conference of Building Officials.

(3) Uniform Plumbing Code, 1991 Edition, published by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032.

(4) National Electrical Code, 2002 Edition, published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210, or such other later edition or code utilized by the State Electrical Inspector pursuant to Section 12-23-104(2)(a), C.R.S.

(5) Uniform Fire Code, 1997 Edition, published by the International Conference of Building Officials, or such more recent or other code adopted by the Clear Creek Fire Authority and enforced in the Town pursuant to Section 15.20.020 of this Chapter.

(6) Uniform Code for the Abatement of Dangerous Buildings, 1991 Edition.

(7) CABO – One- and Two-Family Dwelling Code, 1989 Edition.

(8) Uniform Housing Code, 1991 Edition.

(9) Uniform Code for Building Conservation, 1991 Edition. (Ord. 447 §2, 1992; Ord. 463 §2, 1994; Ord. 2 §1, 2003)

15.04.020 Penalties for violations of the uniform codes.

(a) It shall be unlawful for any person, owner, occupant or contractor to erect, construct, enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip or maintain any building or structure in the Town, or cause the same to be done, contrary to or in violation of any of the provisions of this Title and the Town's building codes or regulations. Violations of this Section

and the uniform codes adopted in this Title shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or a term of imprisonment not to exceed one (1) year, or both such fine and imprisonment. A separate offense shall be deemed committed for each day, or portion of a day, that a violation occurs or continues unabated.

(b) The imposition of a penalty as provided in this Section shall not excuse a violation or permit it to continue, and all persons penalized may be required to correct or remedy the violation or defects within a reasonable time. (Ord. 447 §11, 1992; Ord. 2 §1, 2003)

15.04.030 Fees.

Every permit application submitted and/or permit issued under the codes adopted in this Chapter shall be subject to the full and timely payment of a fee. Unless set by ordinance or established within a uniform code adopted pursuant to this Chapter, the Town Administrator shall establish and update from time to time a permit fee schedule setting forth all applicable fees and taking into consideration the time and cost to the Town in reviewing a permit application and building plans, and for conducting inspections. All fees established by the Town Administrator must be approved by resolution of the Board of Selectmen. The Town Clerk shall prominently post and otherwise make available to interested persons copies of the fee schedule at Town Hall. In the event the Town is required to retain consultants or outside experts to review and/or approve any permit application, or to conduct any inspection pursuant to a permit, the permit applicant or permit holder shall bear the cost for the same, which shall be made part of the application or permit fee. (Ord. 2 §1, 2003)

15.04.040 Copies of codes.

At least one (1) true and certified copy of each code adopted by the Town under this Chapter shall be filed and maintained in the office of the Town Clerk for public inspection during regular business hours. Copies of such codes shall also be made available for copying or purchase by the public at reasonable cost. (Ord. 2 §1, 2003)

CHAPTER 15.08

Building Code Amendments

15.08.010 Sections amended.

The following sections of the Uniform Building Code adopted in Section 15.04.10 of this Title are amended as hereinafter provided:

(1) Section 104(f) is amended by adding Paragraphs (5) and (6), to read as follows:

"(5) The Design Review Commission (DRC) of the Town shall determine the historical significance of a contested portion of a structure.

"(6) The determination of safety will be made by the Fire, Building and Health Departments using their respective codes."

(2) Section 104(g) is amended by adding a new definition of "Historic Building," to read as follows:

"Historic Building. An 'Historic Building' is hereby defined as a building or structure built prior to the year 1920, or as determined by DRC, and is now existing within the Town of Georgetown."

(3) Chapter 3 amended by deleting Section 301(b) in its entirety.

(4) Section 304 is amended at the end of the second paragraph, by adding the following: "Valuation for new construction will be determined using the Table published periodically in Building Standards Magazine."

(5) Section 308(a) amended by deleting the exception relating to Group R Div. 3 and Group M Occupancies.

(6) Section 308(f) is amended by adding a new subparagraph (f) to read as follows:

"(f) Certificate of Appropriateness. The Certificate of Appropriateness that is required by the Ordinances of the Town shall terminate or expire, or be suspended or revoked along with the applicable building permit as specified in Section 303."

(7) A new Section 309 is added to Chapter 3 to read as follows:

"SECTION 309. TEMPORARY BUILDING PERMIT. A permit for a temporary building may be issued by the Building Official if the applicant can substantiate that an emergency and a definite need for the temporary building exists. The permit shall not exceed six (6) months' duration. However, after the expiration date of the permit, if the applicant can demonstrate that there have been no complaints or hazards as a result of the temporary occupancy, the Building Official may issue a renewal of the permit for an additional six (6) months. The request for a permit shall be in writing, detailing the reason for the request. The basis for approval shall be on the need, extent of time and the type of unit to be installed.

"EXCEPTION: Temporary buildings for use by licensed contractors at construction or demolition sites shall not require a permit."

(8) Section 428 is amended by adding a new definition of "Wheelchair Standard" to read as follows:

"Wheelchair Standard. As a basis for consideration, a standard wheelchair shall fall within the following limits:

"(1) Length: 42 inches.

"(2) Width, when open: 28 inches.

"(3) Height of seat from floor: 29 inches.

"(4) Height of armrest from floor: 29 inches.

"(5) Height of pusher handles (rear) from floor: 36 inches.

"(6) Minimum turning radius required: 42 inches.

"(7) A minimum width of 60 inches is required for two individuals in wheelchairs to pass.

"(8) Note that Chapter 31 of the UBC contains requirements for accessibility. If there is any conflict between the definition contained herein and the requirements in Chapter 31, the requirements of Chapter 31 shall control."

(9) Section 1201, Division 1 is amended following "Hotels and Apartment Houses," by adding new definitions for "Townhouse Apartment" and "Condominium Apartment" to read as follows:

"Townhouse Apartment. A 'townhouse apartment' is a self-contained apartment dwelling unit occupying a portion of two or more floors within the apartment building, and having a minimum of one-hour fire-resistive separation from other units in a complex.

"Condominium Apartment. A 'condominium apartment' is a self-contained dwelling unit which may occupy more than one floor, having a minimum of one-hour fire-resistive separation from other condominiums contained within the same property unit."

(10) Chapter 11 is amended by adding "Swimming Pool" as a Group M Occupancy with a reference in Section 1101, and new Sections 1107 and 1108 to read as follows:

"SECTION 1101 - add a new 'DIVISION 3 - SWIMMING POOL'

"SECTION 1107. SWIMMING POOL. (a) Definition. A 'swimming pool' is any permanent body of water which is 18 inches or more in depth at any point, and is designed or used for swimming, wading or bathing purposes.

"(b) Barrier Around Pool. Every person in possession of land upon which is situated a swimming pool shall at all times maintain on the lot or premises upon which such pool is located and completely surrounding such pool, lot or premises, a fence or other structure not less than 4 feet in height with no openings therein larger than 6 inches in any dimension other than doors or gates; provided, however, that if a picket or similar fence is erected and maintained, the horizontal dimension of the openings, other than the gates or doors, shall not exceed 4 inches. The design and structural stability shall be in accordance with the Chapter.

"(c) Openings in Barrier. All gates or door openings through such enclosure shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping such gate or door securely closed and latched at all times when not in actual use. Such self-latching device shall be located not less than 4 feet above the underlying ground surface or otherwise made inaccessible from the outside to small children. Any dwelling or other building on the premises may be incorporated in and considered as constituting a portion of the required barrier. Doors or other openings from any occupied dwelling (as distinguished from a garage) into the required enclosure need not be equipped with self-closing or self-latching devices.

"(d) Pool Filling. All fencing must be in place with gates when the pool is filled with water.

"SECTION 1108. FENCES OVER SIX FEET IN HEIGHT. If a fence around a swimming pool is proposed to be higher than 6 feet from grade, the applicant shall obtain approval therefor from the Fire Department after review of the location, appropriateness and accessibility by the Fire Department, prior to issuance of a permit for said fence."

(11) Chapter 23 is amended by adding a new Section 2305(g) to cover snow and wind load conditions to read as follows:

"SECTION 2305(g). The snow load to be used in design of structures in Georgetown shall be 75 lbs/sq. ft., and the wind load requirement shall be a load of 40 lbs/sq. ft."

(12) Chapter 25 is amended by adding a new Section 2518 to read as follows:

"SECTION 2518. LIGHT WOOD TRUSSES. Any premanufactured wood truss must be inspected by a third party inspector who works for a qualified truss inspection agency as designated in ICBO Standard Reports. The truss must bear the inspection agency's stamped symbol as designated in the Standard Report."

(13) Section 3306(n), Stairway to Roof, is hereby amended by deletion of said paragraph and substitution of the words: "In every building three or more stories in height, a steel ladder, permanently affixed, shall be provided for access from the floor of the top story to roof surface unless the roof has a slope greater than four (4) in twelve (12) pitch. Size, method of placement and location of said ladder shall have the approval of the Town's Fire Chief."

(14) Chapter 38 is amended by adding a new Section 3808 to read as follows:

"SECTION 3808. CARBON DIOXIDE (CO₂) AND DRY CHEMICAL SYSTEMS. (a) Where required, CO₂ or dry chemical systems shall be required and installed in range hoods and connecting duct systems where used in conjunction with frying and cooking operations in all food preparation centers within any Group A through R-3 Occupancies. EXCEPTION: Dwelling units.

"(b) Definitions. For the purposes of this Section, the following definitions shall apply:

"(1) 'CO₂' shall mean carbon dioxide gas.

"(2) 'Dry Chemical' shall mean any approved dry chemical used for extinguishing fires.

"(c) Detailed Requirements (General). All required systems shall comply with the following, including an operational test:

"(1) Where natural or liquefied petroleum gas is used in conjunction with cooking appliances, a manual reset safety valve shall be installed on the gas service line to prevent the gas from flowing into the burner or pilot in the event of failure or shutdown.

"(2) All range hoods and duct systems equipped with fire extinguishing systems, as required by this Section, shall provide both automatic and manual actuation and at least one alarm device.

"(3) The system shall be maintained in full operating capacity as required by this building code, and shall be serviced every 6 months. A sign shall be posted adjacent to the system and shall indicate the operation of the system.

"(4) All nozzles shall be accessible for cleaning and replacement.

"(d) Detailed Requirements (CO₂ Systems). In addition to the requirements of this Chapter, the following shall apply:

"(1) CO₂ systems shall be approved and installed in accordance with the requirements of this Section and, where applicable, in accordance with the U.B.C. Standards.

"(2) Where multiple hoods are served, each hood shall provide a separate actuator and a separate CO₂ supply.

"(3) The area of any hood shall be calculated on the basis of a square or rectangle, regardless of shape.

"(4) Total CO₂ requirements for hoods shall be calculated on the following accumulative basis:

"a. Open area of hood (square feet) divided by 0.6 equals pounds of CO₂.

"b. Volume of hood (cubic feet). Minimum depth of two feet divided by 8.0 plus pounds of CO₂.

"c. Hoods are located over liquid surface operations. Liquid surface area (square feet) divided by 8.0 equals pounds of CO₂. (10-pound minimum).

"d. Volume of plenum (cubic feet) divided by 8.0 equals pounds of CO₂.

"e. Volume of duct to fire damper (cubic feet) divided by 8.0 equals pounds of CO₂.

"(e) Section 10.513 of the Uniform Fire Code contains the same requirements. If there is any conflict with the provisions of this Section and the Uniform Fire Code, the Uniform Fire Code shall control."

(15) Chapter 46 is added to read as follows:

"CHAPTER 46. DEMOLITION AND MOVING.

"SECTION 4601. GENERAL. (a) Scope. In addition to the other requirements of this code and the general ordinances, this Chapter shall govern the demolition and moving of buildings and structures. Any device or equipment, such as scaffolds, ladders, derricks or hoists, used in connection with demolition or moving shall be constructed, installed, maintained and operated in accordance with the regulations governing the construction, installation, maintenance and operation of such device or equipment as specified in other portions of this code.

"(b) Loads. Structures or parts of structures, or any floor, temporary support, scaffold, sidewalk, barricade or bridge, or any device or equipment shall not be loaded in excess of the safe carrying capacity.

"(c) Warning Signs. Every demolition job shall be provided with danger signs which shall be conspicuously posted around the property.

"(d) Lights. Between sunset and sunrise, adequate lights shall be provided to properly protect persons and property from hazards or pits, excavation, fences, barriers, equipment, building material or rubbish in, upon or near a sidewalk or street. All walkways shall be provided with lights as follows:

"(1) Amber lights with a capacity of at least 100 watts, on the street side of the walkway at both ends and near the center.

"(2) Other lighting consisting of 60-watt lights spaced every 10 feet along the walkway.

"(e) Dust. All material to be removed shall be wetted down or covered sufficiently to prevent the creation and/or migration of dust incidental to its removal. All material removed from the site to the place of disposal shall be handled in accordance with Air Pollution Regulations.

"(f) Rubbish and Waste. All adjacent streets, alleys and other ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from the moving, demolition or demolition removal operations.

"SECTION 4602. INDEMNITY. Every person, firm or corporation to whom permission has been granted under the terms of this code and the general ordinances to utilize public property for demolition work or the moving of any building, structure or utility, shall at all times assume full responsibility for such demolition or moving. Such permission shall be further conditioned on the requirement that, for the use of public property, the permittee shall at all times release, hold harmless and indemnify the Town and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property or caused by or incidental to the demolition or moving work.

"SECTION 4603. INSURANCE. Any person, firm or corporation demolishing or moving any building, structure or utility shall deposit with the Building Official a certificate of insurance showing that the Town is a named insured on the insurance policy. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the Town is a named insured. Such insurance shall be valid at all times during demolition or moving operations. Said liability insurance coverage shall be in the amount of at least \$150,000.00 for injuries, including accidental death to any one person, and subject to the same limit for each person; in an amount of at least \$600,000.00 on account of any one accident; and property damage insurance in an amount of at least \$600,000.00. The insurance required herein shall serve to provide indemnification protection as specified in Section 4602 of this Chapter. EXCEPTION: Insurance may not be required to demolish a building which is not more than one story high and which is at least 20 feet back from all public property lines.

"SECTION 4604. DAMAGE TO PUBLIC PROPERTY. As a condition of obtaining a permit to wreck, remove or move any building, structure or utility, the permittee assumes liability for any damage to public property occasioned by such moving, demolition or removal operations.

"SECTION 4605. DISCONNECTING SERVICE LINES. (a) Electrical Service. The power to all electric service lines shall be shut off and all such lines cut or disconnected outside the property line before demolition or moving work is commenced. Prior to the cutting of such

lines, the property owner or his agent shall notify and obtain the approval of the electric service agency.

"(b) Other Service. All gas, water, steam, storm and sanitary sewers or other service lines shall be shut off and capped outside the building line or curb before demolition or moving work is commenced. In each case, the property owner or his agent shall obtain the approval of the utility service agency or department involved.

"(c) Temporary Service. If it is necessary to maintain any power, water or other lines during demolition or moving, such lines shall be temporarily relocated or protected to the satisfaction of the department and utility agency, and in accordance with applicable ordinances.

"SECTION 4606. DEMOLITION WORK. (a) Permit Required. The work of demolishing any building or structure shall not commence until a permit has been issued by the Building Official in accordance with the provisions set forth in other portions of this Code.

"(b) Application for Permit. All applications for permits to wreck, demolish or raze a building or structure shall be made to the Building Official, and every such application shall state:

"(1) The location of the building or structure to be wrecked.

"(2) The type of equipment to be used to wreck said building.

"(3) The length, width, height and principal materials or construction of the building.

"(4) The length of time required to complete the proposed work.

"(5) The name and address of the owner of the building.

"(6) Proof of permission from the owner to do the proposed work.

"(c) Conditions of Permit. If the applicant complies with the provisions of this code, the Building Official shall issue a permit for the proposed work. The permit holder shall notify the department at least 24 hours before starting the work.

"(d) Expiration of Permit. The work authorized by a wrecking permit shall be commenced within 7 calendar days from the date of issuance of such permit and shall be continuous until the work is completed. For the purpose of this code, the term 'continuous' shall mean the normal rate progress in keeping with good demolition practices. If the work is suspended or abandoned after the work is commenced for a period of 7 days, the permit shall be deemed to have expired, unless weather or other acts of God beyond the control of the persons doing such work prevent the continuation of the work. To prevent expiration of the permit, a written request must be made to the Building Official seeking approval of such delay prior to end of the seven-day period.

"(e) The length of time permitted for demolition of any one- or two-story dwelling shall not exceed 30 calendar days from the date of permit issuance.

"SECTION 4607. METHODS OF DEMOLITION. (a) General. Except for the cutting of holes in floors for chutes and holes through which to drop materials, preparation of storage space and other necessary preparatory work, demolition of exterior walls and floor construction shall begin at the top of the structure and proceed downward, and each story of exterior wall and floor construction shall be removed and dropped into the storage space before commencing the removal of walls and floors in the story next below. This requirement shall not prohibit the demolition of a structure in sections if positive means are taken to prevent injury to persons or damage to property. The use of other methods are permitted when approved by the Building Official.

"(b) Protection of Openings. All floor openings and shafts not used for material chutes shall be floored over or enclosed with guard rails and toe boards.

"SECTION 4608. REMOVAL OF MATERIALS. (a) Through Chutes. Materials shall not be dropped by gravity to any point laying outside the exterior walls of the building except through enclosed wooden or metal chutes. EXCEPTION: Where the distance from the property line or sidewalk is equal to or greater than the height of the demolition work, materials may be dropped by gravity to the ground provided that dust control is maintained in accordance with the provisions of other portions of this Chapter.

"(b) Through Floor Openings. If debris is dropped through holes in the floor without the use of chutes, the total area of the hole cut in any intermediate floor (one which lies between the floor that is being demolished and the storage floor) shall not exceed 25% of such floor area.

"(c) Control of Dust. All dust caused by materials dropped through chutes, floor openings or by other methods of removal shall be controlled in accordance with Subsection 4601(e).

"SECTION 4609. LADDERS AND STAIRS. All stairs and ladders shall be maintained in a safe condition, and at least one stairway shall be accessible as each floor is demolished.

"SECTION 4610. CONDITIONS OF SITE. Upon completion of the removal of the building, structure or utility by either demolition or moving, the ground shall be left in a clean, smooth condition. Holes in the ground, basement or cellars shall be filled with inorganic material; provided, however, that the top one foot of fill shall be clean earth. The filling of such excavation may not be required when a building permit has been issued for a new building on the site, and the construction thereof is to start within 60 days after the completion of demolition or moving operations. The holder of the building permit shall provide such excavation with a temporary barricade protecting the excavation on all sides as specified for safety by the Building Official. Temporary barricades may remain in position for a time not to exceed 5 days, after which a solid barricade shall be provided or the excavation filled.

"SECTION 4611. MOVING WORK. (a) Permit Required. No building or fixed structure shall be moved on or across a street or alley without a permit issued by the Building Official, in accordance with the provisions set forth in other portions of this Chapter and in Chapter 3 of this code. No building or major portion thereof shall be raised, shored or held up without a permit from the Building Official.

"(b) Other Approvals Required. Prior to the issuance of a permit for moving a building, the applicant shall obtain a written approval from the proper authority for the partial or complete

removal of any shade tree or for the temporary moving of any lamp post, public utility installations or other public property, and he shall submit a moving route plan approved by the appropriate agency.

"(c) Excavations on Public Property. Where the permittee will be making excavations in or on public property, he shall comply with the applicable provisions for issuance in Section 4603.

"(d) Inspection Required. A permit for moving a building or fixed structure shall be issued only if the proposed location within the Town will not seriously increase the fire hazard to surrounding buildings. No building shall be moved into or within the Town unless it has been inspected and approved by the Building Official for conformance with the minimum requirements of this code.

"(e) Application for Permit. Applications for permits to move, raise or shore a building or structure shall be made to the Building Official, and every such application shall state:

"(1) The present location of the building to be moved.

"(2) The proposed location of the building.

"(3) The type of equipment to be used for the proposed work.

"(4) The length, width and height of the building.

"(5) The principal materials of construction of the building.

"(6) The length of time required to do the proposed work.

"(7) The name and address of the owner of the proposed location of the building.

"(8) The name and address of the owner of the building.

"(9) Proof of permission from the owner or owners to do the proposed work.

"(f) Conditions of Permit. If the applicant complies with the provisions of this code, the Building Official shall issue a permit for the proposed work. The permit holder shall notify the department at least 24 hours before starting the work.

"(g) Foundation Required. A building for which a permit for moving, raising or shoring has been issued shall be placed with full approved bearing on a permanent foundation prior to expiration of the permit.

"(h) Expiration of Permit. The work authorized by a moving permit shall be commenced within 3 calendar days from the date of issuance of said permit. If the work is suspended or abandoned after the work is commenced for a period of 7 days, the permit shall be deemed to have expired, unless weather or other acts of God beyond the control of the persons doing such work prevent the continuation of the work. To prevent expiration of the permit, a written request must be made to the Building Official seeking approval of such delay prior to end of the seven-day period."

(16) Section 5406 is deleted and replaced by a new Section 5406 to read as follows:

"SECTION 5406. HUMAN IMPACT. The human impact requirements shall be as outlined by the Consumer Product Safety Commission Concerning Architectural Glazing."

(Ord. 447 §3(part), 1992; Ord. 2 §1, 2003)

15.08.020 Conflicts.

Notwithstanding any provision contained in the Uniform Building Code, the definition of *height* and the method for measuring building height shall be governed by the definition for *height* contained in Title 17 of this Code. Additionally, the Board of Selectmen shall serve as the Building Board of Appeals and hear all appeals from the orders, decisions or determinations made by the Building Official under the Code, and will have the authority to grant variances from the requirements of the Building Code upon written application and a showing of hardship, technical or design impracticality, or other good cause. (Ord. 2 §1, 2003)

CHAPTER 15.12

Mechanical Code Amendments

15.12.010 Sections amended.

The following sections of the Uniform Mechanical Code adopted in Section 15.04.010 of this Title are amended as hereinafter provided.

(1) Section 420 is amended between "Radiant Heater" and "Readily Accessible" by adding the following definitions of "Rating, Fuel Input" and "Rating Output" to read as follows:

"Rating, Fuel Input. The amount of fuel in BTU (British Thermal Units), per hour, that can be safely burned in appliances at the altitude the appliance is installed.

"Rating Output. The amount of heat in BTU (British Thermal Units) that an appliance will deliver when operating at the correct input."

(2) Section 508 is amended by adding the following Section 508(a) to read as follows:

"(a) If the garage floor level is below the highest level of the driveway leading to the garage, measurement shall be made from such highest level unless adequate openings exist in the garage wall at floor level, and above grade, so as to permit gasoline vapors to drain off the garage floor."

(3) Section 512 is added to read as follows:

"SECTION 512. Water heaters which depend on combustion of fuel for heat shall not be installed in bedrooms, rooms used for sleeping purposes, bathrooms or occupied rooms normally kept closed, or closets or recesses used for wearing apparel or home cleaning equipment, or under a stairway."

(4) Table 5A is amended as follows:

"Appliances, except electrically heated insulated storage type water heaters, shall not be installed in alcoves or closets unless so listed."

(5) Section 2206(a) is amended by adopting an exception to read as follows:

"EXCEPTION: The requirement for inspection prior to covering pipe shall not apply to underground piping which is to be plowed in or installed by the injection method, provided that the Building Official has been notified 48 hours prior to the start of the installation."

(6) Section 2212 is amended by adopting the following additional paragraph:

"All threaded pipe fittings shall be tapped tapered."

(7) Section 2213(a) is amended by adopting the following additional paragraph:

"Tubing joints in ferrous and nonferrous metallic materials shall be made with flared tubing fittings, welded or brazed with a material having a melting point in excess of 1,000 degrees F. Brazed joints are not permitted inside buildings. All joints shall be of an approved type. Underground joints between dissimilar metals shall be made with an approved dielectric fitting."

(8) Section 2213(o) is amended by adding a new Section 2213(o) to read as follows:

"(o) Tubing on new installation, when confined by building structure such as passage through holes in plates, studs or joists, shall be protected at such points by ferrous shields such as steel conduit or tubing of not less than .035 inches wall thickness."

(9) Section 2215 is amended by adding a Section 2215(a) to read as follows:

"(a) Liquefied petroleum installations shall meet the requirements as set forth in the laws and regulations as established by the State of Colorado."

(10) Section 2218(b), is amended by deleting paragraph 3, and adopting the following:

"Determining Volume. The hourly volume of gas required at each piping outlet shall be taken as not less than the maximum hourly rating, as specified by the manufacturer for the appliance or appliances. When gas-fired appliances are to be operated at higher elevations, the manufacturer's input rating shall be reduced by 4% for each 100 feet above sea level before determining volume. The reduced input rating shall be divided by the heating value of the gas served to the appliance to obtain the corresponding gas demand in cubic feet per hour."

(Ord. 447 §4, 1992; Ord. 2 §1, 2003)

CHAPTER 15.16

Plumbing Code Amendments

15.16.010 Sections amended.

The following sections of the Uniform Plumbing Code adopted in Section 15.04.010 of this Title are amended as hereinafter provided:

(1) Chapter 30 is amended by adopting a new Section 30.8, Private Septic Systems-State Standards, to read as follows:

"30.8 Private Septic Systems-State Standards. Any private septic system, not connected to the Town's wastewater system, shall comply with the Guidelines for Individual Sewage Discharge Systems, last revised on 1/1/85 and as amended from time to time hereafter by the Colorado State Board of Health."

(2) Section 304, Schedule of Fees, is hereby deleted. (Ord. 447 §5, 1992; Ord. 2 §1, 2003)

CHAPTER 15.20

Fire Code

15.20.010 Clear Creek Fire Authority.

In order to maximize public fire-fighting capabilities and the delivery of emergency services on a regional basis, the Town has entered into an intergovernmental agreement creating the Clear Creek Fire Authority. Pursuant to the Clear Creek Fire Authority Intergovernmental Agreement, or any such similar agreement that should replace said intergovernmental agreement, the Clear Creek Fire Authority shall have and exercise all those powers and functions as vested in a fire protection district under Sections 32-1-1001 and 32-1-1002, C.R.S., and/or as limited by the intergovernmental agreement, and shall exercise such powers and functions within the Town. (Ord. 498 §1, 1999; Ord. 2 §1, 2003)

15.20.020 Delegation of authority to adopt and amend fire code.

(a) Notwithstanding any other provision in this Title, and consistent with the Clear Creek Fire Authority Intergovernmental Agreement as referenced in Section 15.20.010 above, the Clear Creek Fire Authority (the "Authority") is hereby delegated the authority and power to adopt and amend such fire codes and fire code regulations for application and enforcement within the Town as it may deem necessary to protect and preserve the public health, safety and welfare. The delegation of authority and power as provided for herein shall be vested in the Authority subject to the continued validity of the Clear Creek Fire Authority Intergovernmental Agreement and the Town's membership and participation therein.

(b) The Uniform Fire Code as adopted pursuant to Chapter 15.04 of this Title shall continue to be enforced within the Town until such time as a new fire code and/or regulations have been approved and adopted by the Authority. (Ord. 498 §1, 1999)

15.20.030 Delegation of authority to enforce fire code and conduct fire code inspections; fees.

Consistent with and subject to the Clear Creek Fire Authority Intergovernmental Agreement as referenced in Section 15.20.010 above, the Clear Creek Fire Authority is hereby delegated the authority and power to enforce all fire codes and fire safety regulations within the Town, to undertake and conduct fire code and fire safety inspections, and to set, charge and collect reasonable fees with respect thereto. (Ord. 498 §1, 1999)

15.20.040 Copies of fire code.

No less than one (1) copy of the fire code and fire safety regulations adopted by the Clear Creek Fire Authority shall be made available at all times for public inspection and copying during regular business hours in the office of the Town Clerk. Copies of such codes and regulations shall also be made available for sale to the public upon request. Notwithstanding the foregoing, a failure to have a copy or copies of the fire codes or regulations available to the public at any given time shall not be a defense to any prosecution of a violation of the fire code or fire safety regulations. (Ord. 498 §1, 1999)

15.20.050 Penalties.

It shall be unlawful for any person to violate any provision of the fire code or fire safety regulations adopted by the Town and the Clear Creek Fire Authority, inclusive of the Uniform Fire Code, as amended, and any person found to have violated such codes or regulations shall be subject to a fine of not more than one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed one (1) year, or both such fine and imprisonment. (Ord. 498 §1, 1999)

CHAPTER 15.24

Electrical Code Amendments

15.24.010 Code adopted without change.

Since the State of Colorado shall be the inspection and enforcement agency for the Electrical Code within the Town pursuant to Section 12-23-116(2), C.R.S., the Code adopted and/or amended by the State shall be the Code enforced in the Town. (Ord. 447 §7, 1992; Ord. 2 §1, 2003)

CHAPTER 15.28

Dangerous Building Abatement Code Amendments

15.28.010 Code adopted without change.

There are no amendments to the Code for the Abatement of Dangerous Buildings, 1991 Edition, and the entire code is adopted without change. (Ord. 447 §8, 1992; Ord. 2 §1, 2003)

CHAPTER 15.32

Energy Code

Reserved

CHAPTER 15.36

Reserved

CHAPTER 15.40

Dwelling Code Amendments

15.40.010 Code adopted without change.

There are no amendments to the CABO - One and Two Family Dwelling Code adopted in Section 15.04.010 of this Title. (Ord. 447 §9, 1992; Ord. 2 §1, 2003)

CHAPTER 15.44

Housing Code Amendments

15.44.010 Code adopted without change.

There are no amendments to the Housing Code, 1991 Edition, and the entire code is adopted without change. (Ord. 447 §10, 1992)

CHAPTER 15.48

Building Conservation Code Amendments

15.48.010 Sections amended.

The following section of the Uniform Code for Building Conservation adopted in Section 15.04.010 of this Title is amended as hereinafter provided: Section 207 is amended as follows: At the end of the first sentence in Section 207 titled "Building Conservation Advisory and Appeals Board," add: "The five members comprising such Board shall be the duly appointed members of the Design Review Commission." (Ord. 463 §2, 1994; Ord. 2 §1, 2003)

CHAPTER 15.52

Erosion and Runoff Regulations

15.52.010 Legislative intent.

This Chapter is intended to preserve the public health, welfare, safety and environment through the reduction or control of erosion, runoff, sediment loading and water pollution from earth-disturbing activities by regulating such activities and excavations and requiring measures to control erosion, runoff and water pollution both during and after the time such activities are undertaken. (Ord. 468 §1, 1995)

15.52.020 Definitions.

As used in this Chapter, the following terms have the following meanings:

Administrator means the Town Administrator, who shall be responsible for administration and enforcement of this Chapter.

Best management practices or *BMPs* means permanent measures and measures taken during construction described in or adapted from the manual to protect water quality and control runoff and erosion from earth-disturbing activities.

BMP plan means a detailed, site-specific description of the BMPs to be implemented both during the earth-disturbing activity and permanently.

Construction means construction or remodeling of any building or other structure above, below or above and below grade.

Earth-disturbing activity means any change to the natural vegetation, soil, rock, drainage or topography, and includes all grading, filling, excavating, clearing vegetation, snow plowing or removal, snow storage, construction of buildings or other improvements. Any activity that may result in or contribute to accelerated soil erosion or sediment transport is included.

Excavating means any act by which soil or rock is cut into, exposed, dug, quarried, removed or relocated.

Exempt activity means any earth-disturbing activity exempted by Section 15.52.040 of this Chapter from certain requirements.

Filling means any act by which soil, rock, gravel, concrete, asphalt or other construction materials are placed, stockpiled, dumped or relocated onto the land, whether the land is in its natural state or has been altered by grading, excavating or prior filling.

Grading means any alteration of the existing topography.

Large-scale activity means any earth-disturbing activity that disturbs more than one (1) acre or moves more than one thousand (1,000) cubic yards of material. Earth-disturbing activities at separate locations within one (1) site or project, such as different lots in a subdivision under common ownership or development, will be considered together.

Manual means the "Guide to Water Quality Protection and Erosion Control" adopted herewith, or as may be amended.

Permit means any Town grading or excavating permit, building permit, sanitation permit, road construction permit, special use permit, planned unit development approval, conditional use permit, final development plan or mining permit.

Sand storage means stockpiling salt, sand or other substances used for deicing or improving traction on roads or parking lots.

Snow storage means stockpiling snow removed from a street, road, highway, driveway or other site off the site from which it is removed. (Ord. 468 §2, 1995)

15.52.030 Best management practices required.

(a) No person shall engage in any earth-disturbing activity without a permit issued by the Building Inspector/Official under this Chapter and without utilizing best management practices to prevent erosion and sedimentation as described in the Guide to Water Quality Protection and Erosion Control adopted by the Town and incorporated into this Section by reference.

(b) Acceptable best management practices shall be those practices described in the manual. Since the circumstances of each earth-disturbing activity are different, different BMPs may be required. The Building Inspector/Official shall approve the selection of applicable BMPs. The Building Inspector/Official may also approve other practices or variations from the standards of the manual where the BMP prescribed in the manual is not practical, or which will be at least as effective in meeting the goals of this Chapter.

(c) No person shall undertake any large-scale earth-disturbing activity except pursuant to an approved BMP plan. No permit shall be issued for any activity or project that includes any large-scale earth-disturbing activity without incorporating an approved BMP plan. The proposed BMP plan must be submitted by the owner of the land on which the activity is to occur.

(d) BMP plans for large-scale activities shall incorporate sufficient measures, identified in the manual or by qualified individuals, to minimize accelerated erosion, off-site sediment transport or adverse effects on water quality.

(e) Persons undertaking exempt activities shall use best management practices during the activity.

(f) The manual may be amended from time to time by resolution of the Board of Selectmen.

(g) Installation of all permanent improvements required pursuant to this Chapter is required prior to issuance of final project approval or a certificate of occupancy. Additionally, any permanent or temporary exterior improvement requires approval of the Design Review Commission prior to its installation.

(h) No graded, excavated or fill material or snow shall be deposited or stockpiled in a natural watercourse or where eroded material or melted snow will directly enter a natural watercourse. (Ord. 468 §3, 1995; Ord. 2 §1, 2003)

15.52.040 Exemptions from BMP plan requirement.

(a) Notwithstanding the provisions of Section 15.52.030, no BMP plan shall be required for the following exempt activities:

(1) Earth-disturbing activities that disturb less than one (1) acre.

(2) Earth-disturbing activities involving less than five hundred (500) cubic yards of material.

(3) Clearing of vegetation from less than one (1) acre.

(4) Routine maintenance, including grading of state highways, county roads or Town streets by the State, County or Town or their contractors.

(5) Digging and filling graves in a cemetery.

(6) Tillage of land for agricultural or silvicultural purposes, and harvesting agricultural crops.

(7) Earth-disturbing activity authorized by existing building permits.

(8) Snow plowing or removal where the snow is deposited on the shoulder or edge of the plowed road, driveway or site.

(b) Where exempt activity is part of a project requiring a permit, the applicant for such permit shall so state in the application.

(c) If the Building Inspector/Official determines that unreasonable erosion, off-site sediment transport or water pollution is threatened by or results from an exempt activity, the Building Official may order the activity to cease until a BMP plan is approved and implemented. (Ord. 468 §4, 1995; Ord. 2 §1, 2003)

15.52.050 Fees and performance guaranty.

(a) Fees. Fees for applications, review, inspection, enforcement and exemption shall be those used by the Town in the Uniform Building Code from time to time by resolution of the Board of Selectmen.

(b) Performance guaranty. A bond or other performance guaranty in a form acceptable to the Town Attorney must be furnished prior to issuance of a permit. The amount of the bond or other performance guaranty shall be determined by the Building Inspector/Official, and shall be adequate to reasonably assure the Town can permanently stabilize any unfinished earth-disturbing activity. The bond or other performance guaranty shall be released when the site is permanently stabilized. Revegetation will be considered permanently stabilized no sooner than six (6) months after initial planting. (Ord. 468 §5, 1995; Ord. 2 §1, 2003)

15.52.060 Administration.

(a) Review and approval of plans. The Building Inspector/Official shall review BMP plans promptly, but in no case longer than thirty (30) days, and may approve, disapprove or approve with conditions in writing.

(b) Inspection. The Building Inspector/ Official may enter on public or private property at any time to investigate compliance with this Chapter. The Building Inspector/Official may also inspect the work and may order the owner to take necessary measures to assure compliance, including hiring a registered professional engineer or other expert to confirm compliance.

(c) Enforcement. The Building Inspector/ Official may issue such written orders as are necessary to insure compliance with this Chapter, which may include an order to stop work, or to repair any damage. The owner and owner's agents or contractors shall thereupon take all actions specified in the written order no later than the date specified therein. Notwithstanding the availability or use of any other remedy, the Town Attorney may institute action in any court of competent jurisdiction to permit inspection or to enjoin, restrain or prevent violation of this Chapter or of a BMP plan.

(d) A copy of the BMP plan and approval shall be kept on the job site.

(e) Approval of a BMP plan is valid for two (2) years. A new application and approval is required if the project is not complete in two (2) years.

(f) Appeals. Any decision of the Building Inspector/Official may be appealed to the Board of adjustment by filing a notice of appeal within twenty (20) days after formal notification of the decision. (Ord. 468 §6, 1995; Ord. 2 §1, 2003)

15.52.070 Penalties.

Violations of this Chapter shall be deemed noncriminal in nature and may be punished by the imposition of a fine up to one thousand dollars (\$1,000.00). Each day a violation shall continue shall be deemed a separate offense and be subject to a separate fine. (Ord. 468 §7, 1995; Ord. 2 §1, 2003)