

## CHAPTER 18

### Building Regulations

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## **ARTICLE I**

### **Building Code**

#### **Sec. 18-1-10. Title.**

The regulations contained herein shall be known as the "Mead Building Code" and may be cited as such and will be referred to herein as "this Building Code." (Ord. 601 §1, 2007)

#### **Sec. 18-1-20. Purpose.**

This Building Code is adopted in order to provide minimum standards to preserve and protect the public health, safety and general welfare and the safety, protection and sanitation of dwellings, buildings and structures in the incorporated areas of the Town. The purpose of this Building Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this Building Code. (Ord. 601 §1, 2007)

#### **Sec. 18-1-30. Scope.**

This Building Code provides for the regulation of the construction, alteration, use and occupancy of dwellings, buildings and structures, together with plumbing, mechanical and electrical installations, fuel-gas piping, fuel-gas utilization equipment and related accessory equipment, the abatement of dangerous buildings and the installation and maintenance of sewage systems therein or in connection therewith, located in the incorporated areas of the Town. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures, except as otherwise provided in this Building Code. Vehicles, vessels or other mobile structures (excluding mobile or manufactured homes) shall be treated as buildings in fixed locations when occupied as dwellings. (Ord. 601 §1, 2007)

#### **Sec. 18-1-40. Standards.**

The standards in this Building Code shall be those listed in the standard codes named below, which are hereby incorporated into and made a part of this Building Code, along with the amendments noted. Unless otherwise provided in this Building Code, no section of any standard code which deals with the administration or enforcement of said standard code shall be considered to be incorporated into this Building Code. Any reference made to the standard codes in this Building Code shall be the same as those incorporated by reference into this Building Code. (Ord. 601 §1, 2007)

#### **Sec. 18-1-50. Authority.**

This Building Code is adopted and administered under the authority granted by, C.R.S. Part 6 of Article 15 of Title 31, Part 4 of Article 15 of Title 31, Part 1 of Article 16 of Title 31, and Part 2 of Article 16 of Title 31. (Ord. 601 §1, 2007)

#### **Sec. 18-1-60. Adopted.**

The following codes are hereby adopted and enacted by reference:

(1) The *International Building Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 through 35 inclusive and Appendices E, F, G, I and J, is hereby incorporated by this reference as part of this Building Code, to have the same force and effect as if set forth in this Article in every particular, save and except such portions as are added, amended, deleted or replaced in this Article. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of buildings and structures for the purpose of safeguarding the public health, safety and general welfare. All references in this Code to the *International Building Code* are to the edition referenced above.

(2) The *International Residential Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 through 43 and Appendices Chapters E, G and H, is hereby incorporated by this reference as part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the attached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with a separate means of egress and their accessory structures. The purpose of this code is to provide minimum requirements to safeguard the public health, safety and general welfare, through affordability, structural strength, means of the egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment. All references in this Code to the *International Residential Code* are to the edition referenced above.

(3) The *National Electrical Code*, 2005 Edition, as published by the NFPA, 1 Batterymarch Park, Quincy, MA 02169-7471, as adopted by the Colorado State Electrical Board, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. This code shall regulate the design, alteration, modification, construction, maintenance and testing of electrical systems and equipment within the Town. All references in this code to the *National Electric Code* are to the edition referenced above.

(4) The *International Mechanical Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 through 15 inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. This code shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. All references in this Code to the *International Mechanical Code* are to the edition referenced above.

(5) The *International Fuel Gas Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 through 8

inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code includes comprehensive provisions and standards regulating the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within this jurisdiction. All references in this Code to the *International Fuel Gas Code* are to the edition referenced above.

(6) The *International Plumbing Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 through 13 inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code includes comprehensive provisions and standards regulating the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. This code shall also regulate nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. All references in this Code to the *International Plumbing Code* are to the edition referenced above.

(7) The *International Existing Building Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapter 1 through 15 inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code includes comprehensive provisions and standards applying to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

(8) The *International Energy Conservation Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapter 1 through 5 inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code shall regulate the design and construction of buildings for the effective use of energy.

(9) The *International Property Maintenance Code*, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, Chapters 1 and 2 inclusive, is hereby incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or replaced in this Chapter. The adopted code includes comprehensive provisions and standards for the abatement of dangerous buildings by repair, rehabilitation, demolition or removal.

(10) *Weld County Code, Chapter 30, Sewage Systems* and Appendices 30-A through 30-I, promulgated by the Board of County Commissioners, Weld County, Colorado, through the adoption of Weld County Code Ordinance 2005-5 published August 1, 2005, is incorporated by this reference as a part of this Building Code, to have the same force and effect as if set forth in this Chapter in every particular, save and except such portions as are added, amended, deleted or

replaced in this Chapter. The adopted code includes comprehensive provisions and standards regulating the construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of sewerage systems within this jurisdiction. (Ord. 601 §1, 2007)

**Sec. 18-1-70. Amendments.**

The Building Code, and the secondary codes adopted therein by reference as described and adopted in Section 18-1-60 of this Article, are hereby amended as follows:

***International Building Code***

(1) The *International Building Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Building Code*, except where the context indicates that the original wording is appropriate.

(2) The *International Building Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Building Code*.

(3) The *International Building Code* is amended by substituting the words "adopted fire code" in lieu of the words "*International Fire Code*" wherever said words may appear in the *International Building Code*, except where the context indicates that the original wording is appropriate.

(4) Section 101.4.4 of the *International Building Code* is amended to read as follows:

**"101.4.4 Plumbing.** The provisions of the *International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of Chapter 30 of the *Weld County Code* shall apply to private sewage disposal systems."

(5) Section 102.6 of the *International Building Code* is amended to read as follows:

**"102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the *International Property Maintenance Code*, or the adopted fire code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public."

(6) Section 103.3 of the *International Building Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(7) Section 104.6 of the *International Building Code* is amended to read as follows:

**"104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(8) Section 104.8 of the *International Building Code* is amended to read as follows:

**"104.8 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(9) Section 105.1 of the *International Building Code* is amended to read as follows:

**"105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Town and obtain the required permit."

(10) Section 105.2 of the *International Building Code* is amended to read as follows:

**"105.2 Work exempt from a permit.** Exemptions from permit requirements of this code shall not be deemed to grant authority for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**"Building:**

"1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>); and

"a. The accessory building is subordinate to the principal building; and

"b. The accessory building is located on the same lot or parcel as the principal building.

"2. Retaining walls that are not more than 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

"3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

"4. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

"5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

"6. Temporary motion picture, television and theater stage sets and scenery.

"7. Prefabricated swimming pools accessory to a Group R-3 occupancy, that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

"8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

"9. Swings and other playground equipment accessory to detached one- and two-family dwellings.

"10. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support in Group R-3 and Group U occupancies.

"11. Movable cases, counters and partitions not more than 5 feet 9 inches (1,753 mm) in height.

"12. Public utility towers and poles.

"13. Platforms, walks and driveways not more than thirty (30) inches above grade and

not over any basement or story below. This exemption does not apply to any platforms, decks or landings attached to or placed adjacent to any building or structure.

**"Electrical:**

**"Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**"Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

**"Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**"Gas:**

"1. Portable heating appliances.

"2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

"3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**"Mechanical:**

"1. Portable heating appliances.

"2. Portable ventilation appliances and equipment.

"3. Portable cooling units.

"4. Steam, hot or chilled water piping within any heating or cooling equipment or appliances regulated by this code.

"5. Replacement of any part which does not alter its approval or make it unsafe.

"6. Portable evaporative cooler.

"7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

"8. Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid.

**"Plumbing:**

"1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

"2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures."

(11) Section 105.3 of the *International Building Code* is amended to read as follows:

**"105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the building official."

**"105.3.1 Action on application.** The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application for the construction documents does not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms with the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

**"105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated."

(12) Section 106.2 of the *International Building Code* is amended to read as follows:

**"106.2 Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan and construction documents prepared by a registered design professional showing to scale, the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades, drainage, erosion control and landscaping and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted."

(13) Section 106.3 of the *International Building Code* is amended to read as follows:

**"106.3 Examination of documents.** The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The plans for a building permit for a commercial structure shall be submitted to the Town Engineer for review and acceptance, prior to the issuance of the building permit by the building official."

(14) Section 106.3.1 of the *International Building Code* is amended to read as follows:

**"106.3.1 Approval of construction documents.** When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as 'Reviewed for Code Compliance.' One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative. A building permit for a commercial building shall require the endorsement of the Town Engineer on the construction documents prior to its issuance by the building official."

(15) Section 108.2 of the *International Building Code* is amended to read as follows:

**"108.2 Fee schedule.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(16) Section 108.4 of the *International Building Code* is amended to read as follows:

**"108.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(17) Section 108.6 of the *International Building Code* is amended to read as follows:

**"108.6 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(18) Section 109.3 of the *International Building Code* is amended to read as follows:

**"109.3 Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.11.

**"109.3.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

**"109.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**"109.3.3 Plumbing, mechanical, gas and electrical systems inspection.** Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

**"Exception:** Ground-source heat pump loop systems tested in accordance with Section M2105.1 shall be permitted to be backfilled prior to inspection.

**"109.3.4 Floodplain–lowest floor elevation.** For construction areas prone to flooding as established by the Town, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the flood hazard documentation (elevation certification) required in Section 1612.5 shall be submitted to the Building Official.

**"109.3.5 Frame and masonry inspection.** Inspection of the framing and masonry construction shall be made after the roof deck or sheathing, masonry, all framing, fireblocking, draftstopping and bracing are in place and pipes, chimneys and vents to be

concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

**"109.3.6 Lath and gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

**"109.3.7 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**"109.3.8 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value and HVAC and water-heating equipment efficiency.

**"109.3.9 Other inspections.** In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

**"109.3.10 Special inspections.** For special inspections, see Section 1704 of the IBC.

**"109.3.11 Final inspection.** The final inspection shall be made after all work required by the building permit is completed."

(19) Section 110.3 of the *International Building Code* is amended to read as follows:

**"110.3.** The Town is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Town shall set a time period during which the temporary certificate of occupancy is valid."

(20) Section 112 of the *International Building Code* is hereby deleted in its entirety.

(21) Section 113 of the *International Building Code* is hereby deleted in its entirety.

(22) Section 202 of the *International Building Code* is amended by the addition of the following:

**"ACCESSORY BUILDING.** A building which is subordinate to the principal building and is located on the same lot or parcel as the principal building.

**"AREA OF SPECIAL FLOOD HAZARD.** The land in the floodplain within the community subject to a one-percent or greater chance of flooding in any given year.

**"BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the adopted building codes as set forth in this Chapter, or the building official's duly authorized representative.

**"HOT WATER.** Water at a temperature greater than or equal to 110°F (43° C).

**"INTERMEDIATE REGIONAL FLOOD (BASE FLOOD, ONE-PERCENT FLOOD, ONE-HUNDRED-YEAR FLOOD, AREA OF SPECIAL FLOOD HAZARD).** A flood which has a one-percent chance of being equaled or exceeded in any given year.

**"LOWEST FLOOR.** The lowest floor elevation of structures without a basement and shall be considered to be the elevation above mean sea level of the top of the foundation of the structure. The lowest floor elevation of structures with a basement shall be considered to be the elevation above mean sea level of the floor of the basement of the structure. The lowest floor elevation of a manufactured home shall be considered to be the elevation above mean sea level of the top of the manufactured home pad.

**"MANUFACTURED HOME.** A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on a permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5041, et seq., as amended.

**"NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the Building Code codified herein and includes any subsequent improvements to such structures.

**"SLEEPING ROOM (BEDROOM).** Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is usable as a closet or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed as to clearly indicate these intended uses shall not be interpreted as sleeping rooms.

**"START OF CONSTRUCTION.** *Start of construction* includes substantial improvement and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The *actual start* means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. *Permanent construction* does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**"SUBSTANTIAL IMPROVEMENT.** *Substantial improvement* means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either: (a) before the improvement is started; or (b) if

the structure has been damaged and is being restored to the same condition as before the damage occurred. For the purposes of this definition, *substantial improvement* is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places."

(23) Section 202 of the *International Building Code* is amended by the replacement of the definition for "basement" with the following:

**"BASEMENT.** Any floor level below the first story or main floor of a building. The basement is wholly or partially lower than the surface of the ground. For the purpose of this chapter, a crawl space with six (6) feet or more between the floor and ceiling shall be considered to be a basement."

(24) Section 502.1 of the *International Building Code* is amended by the replacement of the definition for "basement" to read as follows:

**"BASEMENT.** Any floor level below the first story or main floor of a building. The basement is wholly or partially lower than the surface of the ground. For the purpose of this chapter, a crawl space with six (6) feet or more between the floor and ceiling shall be considered to be a basement."

(25) Section 1013.1 of the *International Building Code* is amended to read as follows:

**"1013.1** Where required. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

"All area wells, stairwells, window wells and light wells attached to any building that is located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

**"Exception:** Guards are not required for the following locations:

"1. On the loading side of loading docks or piers.

"2. On the audience side of stages and raised platforms, including steps leading up to the stage and raised platforms.

"3. On raised stage and platform floor areas such as runways, ramps and side stages used for entertainment or presentations.

"4. At vertical openings in the performance area of stages and platforms.

"5. At elevated walking surfaces appurtenant to stages and platforms for access to and utilization of special lighting or equipment.

"6. Along vehicle service pits not accessible to the public.

"7. In assembly seating where guards in accordance with Section 1025.14 are permitted and provided."

(26) Section 1026.2 of the *International Building Code* is amended by the deletion of the following:

**"Exceptions:** The minimum net clear opening for emergency escape and rescue grade-floor or opening shall be 5 square feet (0.46 m<sup>2</sup>)."

(27) Section 1612.2 of the *International Building Code* is amended by the replacement of the definition for "basement" to read as follows:

**"BASEMENT.** Any floor level below the first story or main floor of a building. The basement is wholly or partially lower than the surface of the ground. For the purpose of this chapter, a crawl space with six (6) feet or more between the floor and ceiling shall be considered to be a basement."

(28) Section 1612.3 of the *International Building Code* is amended to read as follows:

**"1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt flood hazard maps and supporting data if such flood hazard maps and data are available, or it may require the permit applicant or the developer of a subdivision to conduct site-specific engineering analysis to determine the base flood elevation (BFE) on the site. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency or as determined by the site-specific engineering analysis."

(29) Section 3401.3 of the *International Building Code* is amended to read as follows:

**"3401.3 Compliance with other codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the adopted fire code, *International Residential Code*, *National Electrical Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Property Maintenance Code*, and *Weld County Code*, Chapter 30."

(30) Section 3410.2 of the *International Building Code* is amended to read as follows:

**"3410.2 Applicability.** Structures existing prior to January 1, 2004, in which there is work involving additions, alterations and changes of occupancy, shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions of Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I."

(31) Section G201 of the *International Building Code* is amended by the replacement of the definition for "manufactured home" with the following:

**"MANUFACTURED HOME.** A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on a permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system, including wheels, tires, axles and tongue hitch, removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5041, et seq., as amended."

(32) Section G501.3 of the *International Building Code* is amended to read as follows:

**"G501.3 Anchoring.** All new and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage. Manufactured homes shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces."

### ***International Residential Code***

(33) The *International Residential Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Residential Code*, except where the context indicates the original wording is appropriate.

(34) The *International Residential Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Residential Code*.

(35) The *International Residential Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Residential Code*, except where the context indicates the original wording is appropriate.

(36) Section R102.7 of the *International Residential Code* is amended to read as follows:

**"R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the adopted fire code, or

as is deemed necessary by the building official for the general safety and welfare of the occupants and the public."

(37) Section R103.3 of the *International Residential Code* is amended to read as follows:

**"R103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(38) Section R104.6 of the *International Residential Code* is amended to read as follows:

**"R104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(39) Section R104.8 of the *International Residential Code* is amended to read as follows:

**"R104.8 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(40) Section R105.1 of the *International Residential Code* is amended to read as follows:

**"R105.1. Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Town and obtain the required permit."

(41) Section R105.2 of the *International Residential Code* is amended to read as follows:

**"R105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authority for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**"Building:**

"1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>); and

"a. The accessory building is subordinate to the principal building.

"b. The accessory building is located on the same lot or parcel as the principal building.

"2. Retaining walls which are not more than 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

"3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.

"4. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.

"5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

"6. Prefabricated swimming pools accessory to a Group R-3 occupancy, that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

"7. Swings and other playground equipment accessory to detached one- and two-family dwellings.

"8. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

"9. Public utility towers and poles.

"10. Platforms, walks and driveways not more than thirty (30) inches above grade and not over any basement or story below. This exemption does not apply to any platforms, decks or landings attached to or placed adjacent to any building or structure.

**"Electrical:**

**"Repairs and maintenance:** A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**"Gas:**

"1. Portable heating, cooking or clothes drying appliances.

"2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

"3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**"Mechanical:**

"1. Portable heating appliances.

"2. Portable ventilation appliances and equipment.

"3. Portable cooling units.

"4. Steam, hot or chilled water piping within any heating or cooling equipment or appliances regulated by this code.

"5. Replacement of any part which does not alter approval of equipment or an appliance or make such equipment unsafe.

"6. Portable evaporative cooler.

"7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

"8. Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid.

**"Plumbing:**

"1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

"2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures."

(42) Section R105.3 of the *International Residential Code* is amended to read as follows:

**"R105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the building official."

(43) Section R108.2 of the *International Residential Code* is amended to read as follows:

**"R108.2 Fee schedule.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(44) Section R108.4 of the *International Residential Code* is deleted in its entirety and reenacted to read as follows:

**"R108.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(45) Section R108.5 of the *International Residential Code* is deleted in its entirety and reenacted to read as follows:

**"R108.5 Related fees.** The payment of a fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a

building permit shall not relieve the applicant or holder of the permit from the payment of other fees that may be prescribed by law."

(46) Section R108 of the *International Residential Code* is amended by the addition of a new section R108.6, to read as follows:

**"R108.6 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(47) Section R109.1.5 of the *International Residential Code* is amended by the addition of the following:

**"R109.1.5.3 Lath and gypsum inspection.** Inspections of all interior or exterior lathing and gypsum board shall be made after installation but before any plastering is applied or before gypsum board joints and fasteners are taped and finished."

(48) Section R110.4 of the *International Residential Code* is amended by the addition of the following:

**"R110.4.** The Town is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Town shall set a time period during which the temporary certificate of occupancy is valid."

(49) Section R112 of the *International Residential Code* is hereby deleted in its entirety.

(50) Section R113 of the *International Residential Code* is hereby deleted in its entirety.

(51) Section R202 of the *International Residential Code* is amended by the addition of the following:

**"AREA OF SPECIAL FLOOD HAZARD.** The land in the floodplain within the community subject to a one-percent or greater chance of flooding in any given year.

**"BASEMENT.** Any floor level below the first story or main floor of a building. The basement is wholly or partially lower than the surface of the ground. For the purpose of this

chapter, a crawl space with six (6) feet or more between the floor and ceiling shall be considered to be a basement.

**"BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the adopted building codes as set forth in this Chapter or the building official's duly authorized representative.

**"INTERMEDIATE REGIONAL FLOOD (BASE FLOOD, ONE-PERCENT FLOOD, ONE-HUNDRED-YEAR FLOOD, AREA OF SPECIAL FLOOD HAZARD).** A flood which has a one-percent chance of being equaled or exceeded in any given year.

**"LOWEST FLOOR.** The lowest floor elevation of structures without a basement and shall be considered to be the elevation above mean sea level of the top of the foundation of the structure. The lowest floor elevation of structures with a basement shall be considered to be the elevation above mean sea level of the floor of the basement of the structure. The lowest floor elevation of a manufactured home shall be considered to be the elevation above mean sea level of the top of the manufactured home pad.

**"NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the Building Code codified herein and includes any subsequent improvements to such structures.

**"SLEEPING ROOM (BEDROOM).** Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is usable as a closet or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed as to clearly indicate these intended uses shall not be interpreted as sleeping rooms.

**"START OF CONSTRUCTION.** *Start of construction* includes substantial improvement and means the date the building permit was issued, provided that the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The *actual start* means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. *Permanent construction* does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**"SUBSTANTIAL IMPROVEMENT.** *Substantial improvement* means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either: (a) before the improvement is started; or (b) if the structure has been damaged and is being restored to the same condition as before the damage occurred. For the purposes of this definition, *substantial improvement* is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building

commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places."

(52) Section R202 of the *International Residential Code* is amended by the replacement of the definition for "accessory building" with the following:

**"ACCESSORY BUILDING.** A building which is subordinate to the principal building and is located on the same lot or parcel as the principal building."

(53) Section R202 of the *International Residential Code* is amended by the replacement of the definition for "manufactured home" with the following:

**"MANUFACTURED HOME.** A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on a permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5041, et seq., as amended."

(54) Section R301 of the *International Residential Code* is amended by the replacement of Table R301.2(1) with the following:

**"Table R301.2(1)  
Climatic and Geographic Design Criteria**

| Ground Snow Load | Wind Speed (3-sec. gust) | Seismic Design Category | Subject to Damage From |                  |                    |                | Winter Design Temp | Ice Shield Underlayment Required | Flood Hazard | Air Freezing Index | Mean Annual Temp |
|------------------|--------------------------|-------------------------|------------------------|------------------|--------------------|----------------|--------------------|----------------------------------|--------------|--------------------|------------------|
|                  |                          |                         | Weathering             | Frost Line Depth | Termite            | Decay          |                    |                                  |              |                    |                  |
| 20 psf           | 90 mph                   | B                       | Severe                 | 30 in.           | Slight to Moderate | None to Slight | 1                  | NO                               | YES*         | 1000               | 45°F             |

\* Each subdivision shall abide by the floodplain designated on the final plat."

(55) Section R305.1 of the *International Residential Code* is amended by the replacement of Exception No. 2 with the following:

"2. All basements in new dwelling units, other than those basements clearly identified as cellars or mechanical spaces, shall have ceiling heights as required for habitable spaces. Where existing nonhabitable basements, constructed prior to the adoption of this code, are being converted to habitable uses, the building official shall be permitted to approve a minimum clear

ceiling height of 6 feet 8 inches (2,032 mm) from the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet, 4 inches (1,931 mm) of the finished floor."

(56) Section R310.1.1 of the *International Residential Code* is amended by the deletion of the following Exception:

**"Exception:** Grade floor opening shall be a minimum net clear opening of 5 square feet (0.530 m<sup>2</sup>)."

(57) Section R310.2.1 of the *International Residential Code* is amended by the addition of the following Exception:

**"Exception:** Only one window well ladder shall be required in an unfinished basement."

(58) Section R312.1 of the *International Residential Code* is amended by the addition of a third paragraph and Exceptions to read as follows:

"All areaways, stairwells, window wells and light wells attached to any building that is located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening or be provided with an equivalent barrier.

**"Exceptions:**

"1. The access side of stairways need not be protected.

"2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310 of this code.

"3. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation."

(59) Section R401.2 of the *International Residential Code* is amended by the addition of the following paragraph:

"Foundations shall be designed and the construction drawings stamped by a Colorado-registered professional engineer or licensed architect. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for the foundation design and a soils report number. A site certification prepared by State of Colorado licensed professional engineer or surveyor is required for setback verification on all new Group R Division 3 occupancies."

(60) Section R405.1 of the *International Residential Code* is amended to read as follows:

**"R405.1 Concrete or masonry foundations.** Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. All foundation drains shall be designed and inspected by an engineer licensed and

registered in the State of Colorado. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (153 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint openings or perforation and covered with not less than 6 inches (153 mm) of the same material.

**"Exception:** A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixed soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1."

(61) Section R502.2 of the *International Residential Code* is amended to read as follows:

**"R502.2 Design and construction.** The floor shall be designed and constructed in accordance with the provisions of this chapter, Figure R502.2 and Sections R319 and R320 or in accordance with AF&PA/NDS. All floor systems shall have joists spaced a maximum of 19.2 in. (487.2 mm) on center or shall be designed by a Colorado-licensed engineer to have an L/480 limit of deflection."

(62) Section R602.3.1 of the *International Residential Code* is amended to read as follows:

**"R602.3.1 Stud size, height and spacing.** The size, height and spacing of studs shall be in accordance with Table R602.3(5). All exterior and interior load-bearing walls shall have studs no more than 16 inches (406 mm) on center.

**"Exceptions:**

"1. Utility grade studs shall not be spaced more than 16 inches (406 mm) on center, shall not support more than a roof or ceiling and shall not exceed 8 feet (2,438 mm) in height for exterior walls and load-bearing walls or 10 feet (3,048 mm) for interior non-load-bearing walls.

"2. Studs more than 10 feet (3,048 mm) in height which are in accordance with Table R602.1.3."

(63) Section G2407.6.1 of the *International Residential Code* is amended by the addition of the following Exception:

**"Exception:** Where combustion air ducts serve equipment which is located within and serve an individual dwelling unit and communicate directly with the outdoors, 6-inch (152.4 mm) round combustion air ducts ducted to within 12 inches (305 mm) of the perimeter of the major appliance shall be sufficient to serve a space where the total combined equipment input rating does not exceed 175,000 BTU. Where the total combined equipment input rating

exceeds 175,000 BTU, the ducting shall be increased by adding an additional 1 square inch (645.2 sq. mm) for each 5,000 BTU/hour, or fraction thereof, input rating above 175,000."

(64) Section G2415.9 of the *International Residential Code* is amended to read as follows:

**"G2415.9 Minimum burial depth.** Underground piping systems shall be installed at a minimum depth of 18 inches (457 mm) below grade."

(65) Section G2415.9.1 of the *International Residential Code* is hereby deleted in its entirety.

(66) Section G2417.4.1 of the *International Residential Code* is hereby amended to read as follows:

**"G2417.4.1 Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure but not less than 10 psig (68.9 kPa gauge), irrespective of designed pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed the value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe."

(67) Section G2420.5 of the *International Residential Code* is hereby amended by the deletion of the following Exception:

**"Exception:** Shutoff valves for vented decorative appliances and decorative appliances for installation in vented fireplaces shall not be prohibited from being installed in an area remote from the appliance where such valves are provided with ready access. Such valves shall be permanently identified and shall serve no other equipment."

(68) Section G2425.8 of the *International Residential Code* is hereby amended to read as follows:

**"G2425.8 Equipment not required to be vented.** The following appliances shall not be required to be vented:

- "1. Ranges.
- "2. Built-in domestic cooking units listed and marked for optional venting.
- "3. Hot plates and laundry stoves.
- "4. Type 1 clothes dryer (Type 1 clothes dryer shall be exhausted in accordance with the requirements of Section G2437).
- "5. Refrigerators.
- "6. Counter appliances.

"Where the appliances and equipment listed in items 5 and 6 above are installed so that the aggregate input rating exceeds 20 BTU per hour per cubic foot (207 watts per m<sup>3</sup>) of volume of the room or space in which such appliances and equipment are installed, one or more shall be

provided with venting systems or other approved means of conveying event gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the 20 BTU per hour per cubic foot (207 watts per m<sup>3</sup>) figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations."

(69) Chapter 24 of the *International Residential Code* is hereby amended by the deletion of the following: G2445 (621) Unvented Room Heaters.

(70) Section P2501 of the *International Residential Code* is hereby amended by the addition of a new Section P2501.3, to read as follows:

**"P2501.3 Purpose.** The intent of this code is to meet or exceed the requirements of the *Colorado Plumbing Code*. When technical requirements, specifications or standards in the *Colorado Plumbing Code* conflict with the provisions of this Part VII-Plumbing or the adopted plumbing code, that which imposes a greater restriction or a higher standard shall apply. Specifically, the *Colorado Plumbing Code* shall apply in those instances where this Part VII-Plumbing or the adopted plumbing code does not provide technical requirements, specifications or standards. This Part VII-Plumbing or the adopted plumbing code shall apply in those instances where the *Colorado Plumbing Code* does not provide technical requirements, specifications or standards. Should the *Colorado Plumbing Code* and this Part VII-Plumbing or the adopted plumbing code each provide technical requirements, specifications or standards on any single matter in terms so distinct that determining which is more restrictive or imposes a higher standard is not readily apparent, the *Colorado Plumbing Code* shall apply."

(71) Section P2603.6 of the *International Residential Code* is hereby amended to read as follows:

**"P2603.6 Freezing.** In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 12 inches (305 mm) below the frost line."

(72) Section P2603.6.1 of the *International Residential Code* is hereby amended to read as follows:

**"P2603.6.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade."

(73) Section AE101.1 of the *International Residential Code* is hereby amended to read as follows:

**"AE101.1 General.** These provisions shall be applicable only to a manufactured home used as a single-family dwelling unit and shall apply to the following:

"1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.

"2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel or power supplies and sewage systems.

"3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

"These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

**"Exception:** In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas as established in Table R301.2(1) of the *International Residential Code* shall meet the applicable requirements of Section R324 of the *International Residential Code*."

(74) Section AE101.2 of the *International Residential Code* is hereby amended to read as follows:

**"AE102.2 Additions, alterations or repairs.** Additions made to a manufactured home shall be designed and constructed in conformance with the code adopted by this jurisdiction.

"Additions shall be structurally separated from the manufactured home.

**"Exception:** A structural separation need not be provided when structural calculations are provided to justify the omission of such separation.

"Alterations or repairs may be made to any manufactured home or to its building service equipment without requiring the existing manufactured home or its building service equipment to comply with all the requirements of these provisions, provided the alteration or repair conforms to that required for new construction and provided further that no hazard to life, health or safety will be created by such additions, alterations or repairs.

"Alterations or repairs to an existing manufactured home which are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire protection may be made with materials equivalent to those of which the manufactured home structure is constructed, subject to approval by the Building Official.

**"Exception:** The installation or replacement of glass shall be required for new installations.

"Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the codes in effect at the time the original installation was made, subject to approval of the Building Official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded."

(75) Section AE201.1 of the *International Residential Code* is amended by the replacement of the definition for "manufactured home" with the following:

**"MANUFACTURED HOME.** A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on a permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system, including wheels, tires, axles and tongue hitch, removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. § 5041, et seq., as amended."

(76) Section AE201.1 of the *International Residential Code* is hereby amended by the deletion of the following:

**"PRIVATELY OWNED (NONRENTAL) LOT:** A parcel of real estate outside of the manufactured home rental community (park) where the land and the manufactured home to be installed thereon are held in common ownership."

(77) Section AE302.1 of the *International Residential Code* is hereby amended to read as follows:

**"AE302.1 Application for permit.** To obtain a manufactured home installation permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by a soil investigation required by Section AE502.2.

"5. Be accompanied by construction documents and other information as required in Section AE302.2.

"6. State the valuation of the proposed work.

"7. Be signed by the applicant or the applicant's authorized agent.

"8. Give such other data and information as required by the building official."

(78) Section AE302.2 of the *International Residential Code* is hereby amended to read as follows:

**"AE302.2 Plans and specifications.** Plans, engineering calculations, diagrams and other data as required by the building official shall be submitted in not less than two sets with each application for permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State of Colorado."

(79) Section AE304.1 of the *International Residential Code* is hereby amended to read as follows:

**"AE304.1 Fee schedule.** The fees for permits for work identified in Section AE301, a plan review fee and the minimum investigation fee shall be as provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(80) Section AE304.2 of the *International Residential Code* is hereby amended to read as follows:

**"AE304.2 Plan review fees.** When a plan or other data is required to be submitted by Section AE302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at a rate as established by the Town."

(81) Section AE304.3.2.2 of the *International Residential Code* is hereby amended to read as follows:

**"AE304.3.2.2 Investigation fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The minimum investigation fee shall be as established by the Town. The payment of such investigation fee shall not exempt a person from compliance with all other provisions of either these provisions or other pertinent codes or from any penalty prescribed by law."

(82) Section AE304.3.3 of the *International Residential Code* is amended to read as follows:

**"AE304.3.3 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(83) Section AE501.1 of the *International Residential Code* is amended by the deletion of the following Exception:

**"Exception:** When specifically authorized by the building official, foundation and anchorage systems which are constructed in accordance with the methods specified in Section AE600 of these provisions or in the United States Department of Housing and Urban Development Handbook, *Permanent Foundations for Manufactured Housing*, 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix E."

(84) Section AE502.1 of the *International Residential Code* is amended to read as follows:

**"AE502.1 General.** A permanent perimeter foundation completely enclosing a below grade basement or crawlspace is required. Foundations for mobile or manufactured homes shall be engineered by a licensed Colorado engineer to conform with Chapter 18 of the *International Building Code*. The engineered foundation shall be based on a soils analysis for the specific location where the foundation is to be installed. Both the foundation system and connection of the mobile or manufactured home shall be capable of withstanding the design loads and concentrated loads identified in the installation instructions prescribed by the manufacturer. Wooden foundations are prohibited."

(85) Section AE502.2 of the *International Residential Code* is amended to read as follows:

**"AE502.2 Soil classification.** The classification of the soil at each manufactured home site shall be determined by an engineer or architect licensed by the State to conduct soil investigations.

"The classification shall be based on observation and any necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility and expansiveness. The soil classification design-bearing capacity and lateral pressure shall be shown on the plans."

(86) Section AE502.4 of the *International Residential Code* is amended to read as follows:

**"AE502.4 Foundation design.** The foundation system shall be designed in accordance with the applicable structural provisions of this code and shall be designed to minimize differential settlement."

(87) Section AE503 of the *International Residential Code* is deleted in its entirety.

(88) Section AE604.1 of the *International Residential Code* is deleted in its entirety.

(89) Section AE605 of the *International Residential Code* is deleted in its entirety.

### ***International Mechanical Code***

(90) The *International Mechanical Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Mechanical Code*, except where the context indicates the original wording is appropriate.

(91) The *International Mechanical Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Mechanical Code*.

(92) The *International Mechanical Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Mechanical Code*, except where the context indicates the original wording is appropriate.

(93) The *International Mechanical Code* is amended by substituting the words "department of building safety" in lieu of the words "department of mechanical inspection" wherever said words may appear in the *International Mechanical Code*.

(94) The *International Mechanical Code* is amended by substituting the words "building official" in lieu of the words "code official" wherever said words may appear in the *International Mechanical Code*.

(95) Section 103.2 of the *International Mechanical Code* is amended to read as follows:

**"103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction."

(96) Section 103.3 of the *International Mechanical Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(97) Section 103.4 of the *International Mechanical Code* is amended to read as follows:

**"103.4 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall

be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(98) Section 104.5 of the *International Mechanical Code* is amended to read as follows:

**"104.5 Identification.** The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code."

(99) Section 104.6 of the *International Mechanical Code* is amended to read as follows:

**"104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(100) Section 104.8 of the *International Mechanical Code* is amended to read as follows:

**"104.8 Department records.** The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records."

(101) Section 106.1 of the *International Mechanical Code* is amended by the addition of the following:

**"106.1.1 Annual permit.** In lieu of an individual permit for each alteration to an already approved mechanical installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

**"106.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated."

(102) Section 106.3 of the *International Mechanical Code* is amended to read as follows:

**"106.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the location where the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.3.1.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the Building Official."

(103) Section 106.5.1 of the *International Mechanical Code* is amended to read as follows:

**"106.5.1. Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(104) Section 106.5.2 of the *International Mechanical Code* is amended to read as follows:

**"106.5.2 Fee schedule.** The fees for mechanical work shall be as provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(105) Section 106.5.3 of the *International Mechanical Code* is amended to read as follows:

**"106.5.3 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(106) Section 108 of the *International Mechanical Code* is hereby deleted in its entirety.

(107) Section 109 of the *International Mechanical Code* is hereby deleted in its entirety.

(108) Section 504.6.1 of the *International Mechanical Code* is amended by the deletion of the following Exception:

**"Exception:** Where the make and model of the clothes dryer to be installed is known and the manufacturer's installation instructions for such dryer are provided to the Building Official, the maximum length of the exhaust duct, including any transition duct, shall be permitted to be in accordance with the dryer manufacturer's installation instructions."

(109) Section 604.1 of the *International Mechanical Code* is amended to read as follows:

**"604.1 General.** Duct installation shall conform to the requirements of Sections 604.2 through 604.13."

(110) Section 703.1.3 of the *International Mechanical Code* is amended by the addition of the following Exception:

**"Exception:** Where combustion air ducts serve equipment which is located within and serve an individual dwelling unit of Groups R-1, R-2, R-3 and R-4 Occupancies and communicate directly with the outdoors, 6-inch (152.4 mm) round combustion air ducts ducted to within 12 inches (305 mm) of the perimeter of the major appliance shall be sufficient to serve a space where the total combined equipment input rating does not exceed 175,000 BTU. Where the total combined equipment input rating exceeds 175,000 BTU, the ducting shall be increased by an additional 1 square inch (645.2 sq. mm) for each 5,000 BTU/hour, or fraction thereof, input rating above 175,000."

(111) Section 703.1.4 of the *International Mechanical Code* is amended by the addition of the following Exception:

**"Exception:** Where combustion air ducts serve equipment which is located within and serve an individual dwelling unit of Groups R-1, R-2, R-3 and R-4 Occupancies and communicate directly with the outdoors, 6-inch (152.4 mm) round combustion air ducts ducted to within 12 inches (305 mm) of the perimeter of the major appliance shall be sufficient to serve a space where the total combined equipment input rating does not exceed 175,000 BTU. Where the total combined equipment input rating exceeds 175,000 BTU, the ducting shall be increased by an additional 1 square inch (645.2 sq. mm) for each 5,000 BTU/hour, or fraction thereof, input rating above 175,000."

(112) Section 1204.2 of the *International Mechanical Code* is deleted in its entirety.

### ***International Fuel Gas Code***

(113) The *International Fuel Gas Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Fuel Gas Code*, except where the context indicates the original wording is appropriate.

(114) The *International Fuel Gas Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Fuel Gas Code*.

(115) The *International Fuel Gas Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Fuel Gas Code*, except where the context indicates the original wording is appropriate.

(116) The *International Fuel Gas Code* is amended by substituting the words "department of building safety" in lieu of the words "department of inspection" wherever said words may appear in the *International Fuel Gas Code*.

(117) The *International Fuel Gas Code* is amended by substituting the words "building official" in lieu of the words "code official" wherever said words may appear in the *International Fuel Gas Code*.

(118) Section 103.2 of the *International Fuel Gas Code* is amended to read as follows:

**"103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction."

(119) Section 103.3 of the *International Fuel Gas Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(120) Section 103.4 of the *International Fuel Gas Code* is amended to read as follows:

**"103.4 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties."

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(121) Section 104.5 of the *International Fuel Gas Code* is amended to read as follows:

**"104.5 Identification.** The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code."

(122) Section 104.6 of the *International Fuel Gas Code* is amended to read as follows:

**"104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(123) Section 104.8 of the *International Fuel Gas Code* is amended to read as follows:

**"104.8 Department records.** The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records."

(124) Section 106.1 of the *International Fuel Gas Code* is amended by the addition of the following:

**"106.1.1 Annual permit.** In lieu of an individual permit for each alteration to an already approved gas installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

**"106.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated."

(125) Section 106.3 of the *International Fuel Gas Code* is amended to read as follows:

**"106.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the location where the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.3.1.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the building official."

(126) Section 106.5.1 of the *International Fuel Gas Code* is amended to read as follows:

**"106.5.1 Work commencing before permit issuance.** Any person who commences any work on a system subject to this code before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(127) Section 106.5.2 of the *International Fuel Gas Code* is amended to read as follows:

**"106.5.2 Fee schedule.** The fees for fuel gas work shall be as provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(128) Section 106.5.3 of the *International Fuel Gas Code* is amended to read as follows:

**"106.5.3 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(129) Section 108 of the *International Fuel Gas Code* is hereby deleted in its entirety.

(130) Section 109 of the *International Fuel Gas Code* is hereby deleted in its entirety.

(131) Section 304.6.1 of the *International Fuel Gas Code* is amended by the addition of the following Exception:

**"Exception:** Where combustion air ducts serve equipment which is located within and serve an individual dwelling unit and communicate directly with the outdoors, 6-inch (152.4 mm) round combustion air ducts ducted to within 12 inches (305 mm) of the perimeter of the major appliance shall be sufficient to serve a space where the total combined equipment input rating does not exceed 175,000 BTU. Where the total combined equipment input rating exceeds 175,000 BTU, the ducting shall be increased by adding an additional 1 square inch (645.2 sq. mm) for each 5,000 BTU/hour, or fraction thereof, input rating above 175,000."

(132) Section 404.9 of the *International Fuel Gas Code* is amended to read as follows:

**"404.9 Minimum burial depth.** Underground piping systems shall be installed at a minimum depth of 18 inches (457 mm) below grade."

(133) Section 404.9.1 of the *International Fuel Gas Code* is deleted in its entirety.

(134) Section 406.4.1 of the *International Fuel Gas Code* is amended to read as follows:

**"406.4.1 Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure but not less than 10 psig (68.9 kPa gauge), irrespective of designed pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed the value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe."

(135) Section 409.5 of the *International Fuel Gas Code* is hereby amended by the deletion of the following Exception:

**"Exception:** Shutoff valves for vented decorative appliances and decorative appliances for installation in vented fireplaces shall not be prohibited from being installed in an area remote from the appliance if such valves are provided with ready access. Such valves shall be permanently identified and shall serve no other equipment."

(136) Section 501.8 of the *International Fuel Gas Code* is hereby amended to read as follows:

**"501.8 Equipment not required to be vented.** The following appliances shall not be required to be vented:

- "1. Ranges.
- "2. Built-in domestic cooking units listed and marked for optional venting.
- "3. Hot plates and laundry stoves.
- "4. Type 1 clothes dryer (Type 1 clothes dryer shall be exhausted in accordance with the requirements of Section 613).
- "5. A single booster-type automatic instantaneous water heater, where designed and used solely for the sanitizing rinse requirements of a dishwashing machine, provided that the heater is installed in a commercial kitchen having mechanical exhaust system. Where installed in this manner, the draft hood, if required, shall be in place and unaltered and the draft hood outlet shall be not less than 36 inches (914 mm) vertically and 6 inches (152 mm) horizontally from any surface other than the heater.
- "6. Refrigerators.
- "7. Counter appliances.
- "8. Direct-fired make-up air heaters.
- "9. Other equipment listed for unvented use and not provided with flue collars.
- "10. Specialized equipment of limited input, such as laboratory burners and gas lights.

"Where the appliances and equipment listed in items 5 through 10 above are installed so that the aggregate input rating exceeds 20 BTU per hour per cubic foot (207 watts per m<sup>3</sup>) of volume of the room or space in which such appliances and equipment are installed, one or more shall be provided with venting systems or other approved means of conveying event gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the 20 BTU per hour per cubic foot (207 watts per m<sup>3</sup>) figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations."

(137) Section 614.6.1 of the *International Fuel Gas Code* is amended by the deletion of the following:

**"Exception:** Where the make and model of the clothes dryer to be installed is known and the manufacturer's installation instructions for such dryer are provided to the building official, the maximum length of the exhaust duct, including any transition duct, shall be permitted to be in accordance with the dryer manufacturer's installation instructions."

(138) Chapter 6 of the *International Fuel Gas Code* is hereby amended by the deletion of the following: **SECTION 621 (IFGC) UNVENTED ROOM HEATERS.**

### *International Plumbing Code*

(139) The *International Plumbing Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Plumbing Code*, except where the context indicates the original wording is appropriate.

(140) The *International Plumbing Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Plumbing Code*.

(141) The *International Plumbing Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Plumbing Code*, except where the context indicates the original wording is appropriate.

(142) The *International Plumbing Code* is amended by substituting the words "department of building safety" in lieu of the words "department of plumbing inspection" wherever said words may appear in the *International Plumbing Code*.

(143) The *International Plumbing Code* is amended by substituting the words "building official" in lieu of the word "code official" wherever said words may appear in the *International Plumbing Code*.

(144) Section 103.2 of the *International Plumbing Code* is amended to read as follows:

**"103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction."

(145) Section 103.3 of the *International Plumbing Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(146) Section 103.4 of the *International Plumbing Code* is amended to read as follows:

**"103.4 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties."

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(147) Section 104.5 of the *International Plumbing Code* is amended to read as follows:

**"104.5 Identification.** The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

(148) Section 104.6 of the *International Plumbing Code* is amended to read as follows:

**"104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(149) Section 104.8 of the *International Plumbing Code* is amended to read as follows:

**"104.8 Department records.** The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records."

(150) Section 106.1 of the *International Plumbing Code* is amended by the addition of the following:

**"106.1.1 Annual permit.** In lieu of an individual permit for each alteration to an already approved gas installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

**"106.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated."

(151) Section 106.3 of the *International Plumbing Code* is amended to read as follows:

**"106.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the location where the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.3.1.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the building official."

(152) Section 106.6.1 of the *International Plumbing Code* is amended to read as follows:

**"106.6.1 Fee schedule.** The fees for all plumbing work shall be in accordance with the schedule provided by resolution of the Board of Trustees, the same being incorporated herein by this reference."

(153) Section 106.6.2 of the *International Plumbing Code* is amended to read as follows:

**"106.6.2 Work commencing before permit issuance.** Any person who commences any work on a plumbing system before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees."

(154) Section 106.6.3 of the *International Plumbing Code* is amended to read as follows:

**"106.6.3 Fee refunds.** The Town may authorize refunding of fees as follows:

"1. The full amount of any fee paid hereunder which was erroneously paid or collected.

"2. Not more than 80% of the permit fee paid when no work has been done under a

permit issued in accordance with this code.

"3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

"4. The Town shall not authorize refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of the payment."

(155) Section 108 of the *International Plumbing Code* is hereby deleted in its entirety.

(156) Section 109 of the *International Plumbing Code* is hereby deleted in its entirety.

(157) Section 305.6 of the *International Plumbing Code* is hereby amended to read as follows:

**"305.6 Freezing.** Water, soil and waste pipes shall not be installed outside of the building, in attics or crawl spaces, concealed in outside walls or in any other place subject to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 12 inches (305 mm) below the frost line and not less than 12 inches (305 mm) below finish grade."

(158) Section 305.6.1 of the *International Plumbing Code* is hereby amended to read as follows:

**"305.6.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade."

(159) Section 313 of the *International Plumbing Code* is hereby deleted in its entirety.

(160) Section 904.1 of the *International Plumbing Code* is hereby amended to read as follows:

**"904.1 Roof extension.** All open vent pipes which extend through a roof shall be terminated at least 6 inches (152.4 mm) above the roof or 6 inches (152.4 mm) above the anticipated snow accumulation, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2,134 mm) above the roof."

### ***International Property Maintenance Code***

(161) The *International Property Maintenance Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Property Maintenance Code*, except where the context indicates the original wording is appropriate.

(162) The *International Property Maintenance Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Property Maintenance Code*.

(163) The *International Property Maintenance Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Property Maintenance Code*, except where the context indicates the original wording is appropriate.

(164) The *International Property Maintenance Code* is amended by substituting the words "department of building safety" in lieu of the words "department of property maintenance inspection" wherever said words may appear in the *International Property Maintenance Code*.

(165) The *International Property Maintenance Code* is amended by substituting the words "building official" in lieu of the words "code official" wherever said words may appear in the *International Property Maintenance Code*.

(166) The *International Property Maintenance Code* is amended by substituting the words "Mead Land Use Code" in lieu of the words "International Zoning Code" wherever said words may appear in the *International Property Maintenance Code*.

(167) Section. 103.2 of the *International Property Maintenance Code* is amended to read as follows:

**"103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction."

(168) Section 103.3 of the *International Property Maintenance Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(169) Section 103.4 of the *International Property Maintenance Code* is amended to read as follows:

**"103.4 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall

be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(170) Section 104.4 of the *International Property Maintenance Code* is amended to read as follows:

**"104.4 Identification.** The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code."

(171) Section 104.5 of the *International Property Maintenance Code* is amended to read as follows:

**"104.5 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(172) Section 104.7 of the *International Property Maintenance Code* is amended to read as follows:

**"104.7 Department records.** The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records."

(173) Section 111 of the *International Property Maintenance Code* is hereby deleted in its entirety.

### ***International Existing Building Code***

(174) The *International Existing Building Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may

appear in the *International Existing Building Code*, except where the context indicates the original wording is appropriate.

(175) The *International Existing Building Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Existing Building Code*.

(176) The *International Existing Building Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Existing Building Code*, except where the context indicates the original wording is appropriate.

(177) The *International Existing Building Code* is amended by substituting the words "building official" in lieu of the words "code official" wherever said words may appear in the *International Existing Building Code*.

(178) The *International Existing Building Code* is amended by substituting the words "Mead Land Use Code" in lieu of the words "International Zoning Code" wherever said words may appear in the *International Existing Building Code*.

(179) Section 103.2 of the *International Existing Building Code* is amended to read as follows:

**"103.2 Appointment.** The building official shall be appointed by the chief appointing authority of the jurisdiction."

(180) Section 103.3 of the *International Existing Building Code* is amended to read as follows:

**"103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other personnel. Such personnel shall have the powers as delegated by the building official."

(181) Section 104.5 of the *International Property Maintenance Code* is amended to read as follows:

**"104.5 Identification.** The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code."

(182) Section 104.6 of the *International Property Maintenance Code* is amended to read as follows:

**"104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises are

occupied, credentials are presented to the occupant and entry requested. If such structure or premises are unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"When the building official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code."

(183) Section 104.7 of the *International Property Maintenance Code* is amended to read as follows:

**"104.7 Department records.** The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records."

(184) Section 104.8 of the *International Existing Building Code* is amended to read as follows:

**"104.8 Liability.** The building official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

"Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in the pursuance of the provisions of this code. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law.

(185) Section 105.1 of the *International Existing Building Code* is amended to read as follows:

**"105.1. Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Town and obtain the required permit."

(186) Section 105.3 of the *International Existing Building Code* is amended to read as follows:

**"105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose by the Town. Such application shall:

"1. Identify and describe the work to be covered by the permit for which application is made.

"2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

"3. Indicate the use and occupancy for which the proposed work is intended.

"4. Be accompanied by construction documents and other information as required in Section 106.

"5. State the valuation of the proposed work.

"6. Be signed by the applicant or the applicant's authorized agent.

"7. Give such other data and information as required by the building official."

(187) Section 112 of the *International Existing Building Code* is hereby deleted in its entirety.

(188) Section 113 of the *International Existing Building Code* is deleted in its entirety.

(189) Section 1201.1 of the *International Existing Building Code* is amended to read as follows:

**"1201.1** Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures."

#### ***International Energy Conservation Code***

(190) The *International Energy Conservation Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Energy Conservation Code*, except where the context indicates the original wording is appropriate.

(191) The *International Energy Conservation Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Energy Conservation Code*.

(192) The *International Energy Conservation Code* is amended by substituting the words "adopted fire code" in lieu of the words "International Fire Code" wherever said words may appear in the *International Energy Conservation Code*, except where the context indicates the original wording is appropriate.

(193) The *International Energy Conservation Code* is amended by substituting the words "building official" in lieu of the words "code official" wherever said words may appear in the *International Energy Conservation Code*.

***Weld County Code***  
**Chapter 30, Sewage Systems**

(194) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "the Town of Mead" in lieu of the words "Weld County" or "County of Weld" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(195) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "Board of Trustees of the Town of Mead" in lieu of the words "Board of County Commissioners" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(196) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "Town" or "Town's" in lieu of the words "County" or "County's" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(197) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "Mead Board of Trustees or its authorized representative" in lieu of the words "Department of Planning Services" and "Department of Planning Services, Division of Zoning" and "planning department" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(198) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "Mead Land Use Code" or "Land Use Code" in lieu of the words "Weld County Zoning Ordinance" or "Zoning Ordinance," as may be appropriate, wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(199) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "land use" in lieu of the words "zoning" or "subdivision" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(200) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "municipal court" in lieu of the words "county court" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(201) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the word "town" in lieu of the word "city" wherever said word may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(202) The *Weld County Code*, Chapter 30, Sewage Systems, is amended by substituting the words "International Plumbing Code" in lieu of the words "Colorado State Plumbing Code" wherever said words may appear in the *Weld County Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.

(203) Section 30-1-30 of the *Weld County Code* is amended by the deletion of the definition for "Board of Health" and its reenactment, to read as follows:

*"Board of Health:* The Board of Health shall be comprised of the members of the Board of Trustees."

(204) Section 30-1-30 of the *Weld County Code* is amended by the deletion of the definition for "Division" and its reenactment, to read as follows:

*"Division:* The Department of Building Safety or the Division of Environmental Health Services, Weld County Department of Public Health and Environment, whichever is appropriate."

(205) Section 30-1-30 of the *Weld County Code* is amended by the deletion of the definition for "Division Representative" and its reenactment, to read as follows:

*"Division Representative:* The Building Official or the Environmental Health Specialist, whichever is appropriate. The Environmental Health Specialist is a person who is trained in the physical, biological and/or sanitary science to carry out educational and inspection duties in the field of environmental health."

(206) Section 30-1-30 of the *Weld County Code* is amended by the deletion of the definition for "Health Officer" and its reenactment, to read as follows:

*"Health Officer:* The chief administrative and executive officer of the Weld County Department of Public Health and Environment or other representative as designated by the Board of Health."

(207) Section 30-1-30 of the *Weld County Code* is amended by the addition of the following definition for "Planning Commission":

*"Planning Commission:* The Planning Commission for the Town of Mead."

(208) Subsection 30-8-10.B of the *Weld County Code* is deleted in its entirety and reenacted to read as follows:

"B. Violation and penalties. Any person who commits any of the following acts or violates any of the provisions of this code with regard to sewage systems shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

"1. Constructs, alters, installs or permits the use of any individual sewage disposal system without first having applied for and received a permit as provided in Section 30-2-40 of the *Weld County Code*.

"2. Constructs, alters or installs an individual sewage disposal system in a manner which involves a knowing and material variation from the terms or specifications contained in the application or permit.

"3. Violates the term of a cease and desist order which has become final under the terms of Section 30-1-110 of the *Weld County Code*, Chapter 30, Sewage Systems.

"4. Conducts a business as a systems contractor without having obtained a license provided for by Section 30-3-10 of the *Weld County Code*, Chapter 30, Sewage Systems.

"5. Conducts a business as a systems cleaner without having obtained a license provided for by Section 30-3-40 of the *Weld County Code*, Chapter 30, Sewage Systems.

"6. Willfully fails to submit proof of proper maintenance and cleaning of a system as required by Sections 30-7-30 and 30-7-40 of the *Weld County Code*, Chapter 30, Sewage Systems."

(209) Article IX, Variance Procedure, of the *Weld County Code*, Chapter 30, Sewage Systems, is hereby deleted in its entirety. (Ord. 601 §1, 2007)

#### **Sec. 18-1-80. Administrative abatement of code violations.**

Whenever the Building Official has inspected or caused to be inspected any building or premises and has found and determined that violations of this Code exist, he or she shall commence proceedings to cause the correction of said violations.

(1) Notice and order. The Building Official shall issue a notice and order directed to the record owner of the building or premises. The notice and order shall contain:

a. The street address and a legal description sufficient for identification of the premises upon which the building or premises is located.

b. A concise description of the conditions found to be in violation of this Code and including the specific section of the code violated.

c. A statement of the action required to be taken as determined by the Building Official.

(2) Notice to repair. If the Building Official has determined that a building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed sixty [60] days from the date of the order) and completed within such time as the Building Official shall determine is reasonable under all of the circumstances.

(3) Notice to vacate. If the Building Official has determined that a building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the Building Official to be reasonable.

(4) Notice to demolish structure. If the Building Official has determined that a building or structure must be demolished, the order shall require that the building be vacated within such time

as the Building Official shall determine is reasonable (not to exceed sixty (60) days from the date of the order); that all required permits be secured therefor within sixty (60) days from the date of the order; and that the demolition be completed within such time as the Building Official shall determine is reasonable.

(5) Failure to comply with order. If any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official may order the building or premises vacated and posted to prevent further occupancy until the work is completed, and may proceed to cause the work to be done and charge the costs thereof against the property or its owner.

(6) Appeal of administrative orders. Any person having any record title or legal interest in the building or premises may appeal from the notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in this Code and filed with the Town Clerk within ten (10) calendar days from the date of receipt of such notice and order. Failure to appeal will constitute a waiver of all rights to an administrative hearing before the Board of Appeals and determination of the matter. (Ord. 601 §1, 2007)

**Sec. 18-1-90. Service of notice and order.**

The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one (1) copy thereof shall be served on each of the following if known to the Building Official or disclosed from official public records:

- (1) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (2) The owner or holder of any lease of record; and
- (3) The holder of any other estate or legal interest of record in or to the building, premises or the land on which it is located.

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him or her by the provisions of this Section. (Ord. 601 §1, 2007)

**Sec. 18-1-100. Method of service.**

Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at his or her address as it appears on the last property assessment roll of the County or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice or to accept delivery of such notice shall not affect the validity of any proceedings taken under this Section. Service by certified mail in the manner herein provided shall be effective on the date of mailing. (Ord. 601 §1, 2007)

**Sec. 18-1-110. Proof of service.**

Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail, shall be affixed to the copy of the notice and order retained by the Building Official. (Ord. 601 §1, 2007)

**Sec. 18-1-120. Stop work orders.**

Upon notice from the Building Official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. (Ord. 601 §1, 2007)

**Sec. 18-1-130. Repair, vacation and demolition.**

The following standards shall be followed by the Building Official (and by the Board of Appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

- (1) Any building declared a dangerous building under this code shall be made to comply with one (1) of the following:
  - a. The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair;
  - b. The building shall be demolished at the option of the building owner; or
  - c. If the building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be vacated, secured and maintained against entry.

- (2) If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated. (Ord. 601 §1, 2007)

**Sec. 18-1-140. Unsafe installations.**

An installation that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared an unsafe installation. Use of an installation regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe

use. Such unsafe installations are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

(1) Authority to condemn installations.

a. Whenever the Building Official determines that any installation, or portion thereof, regulated by this code has become hazardous to life, health or property, he or she shall order in writing that such installations either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective installation after receiving such notice.

b. When such installation is to be disconnected, written notice as prescribed in Paragraph 18-1-80(1) of this Article shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

(2) Authority to disconnect service utilities. The Building Official shall have the authority to require disconnection of utility service to the building, structure or system regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practicable thereafter.

(3) Connection after order to disconnect. A person shall not make energy source connections to installations regulated by this code which have been disconnected or ordered to be disconnected by the Building Official, or the use of which has been ordered to be discontinued by the Building Official, until the Building Official authorizes the reconnection and use of such installations.

When an installation is maintained in violation of this code and in violation of a notice issued pursuant to the provisions of this Section, the Building Official shall institute appropriate action to prevent, restrain, correct or abate the violation. (Ord. 601 §1, 2007)

**Sec. 18-1-150. Notice to vacate.**

(a) Posting. Every notice to vacate shall, in addition to being served as provided in Section 18-1-90 of this Article, be posted at or upon each exit of the building and shall be in substantially the following form:

**DO NOT ENTER**

**UNSAFE TO OCCUPY**

**It is a misdemeanor to occupy this building, or to remove or deface this notice.**

**Building Official  
Town of Mead**

(b) Compliance. Whenever such notice is posted, no person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required

repairs, demolition or removal have been completed and a Certificate of Occupancy issued pursuant to the provisions of this code. (Ord. 601 §1, 2007)

**Sec. 18-1-160. Violations and penalties.**

Violation of the provisions of this code, including each supplemental code adopted herein, shall be subject to this general violation section.

(1) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, demolish or utilize any building, structure or equipment regulated by this code, or cause the same to be done, in conflict with or in violation of any of the provisions of this code.

(2) Prosecution of violation. Any person, firm or corporation who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or utilization of the installations on or about any premises. (Ord. 601 §1, 2007)

**Sec. 18-1-170. Appeals.**

(a) General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be comprised of the members of the Board of Trustees. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(b) Application for appeal. A person shall have the right to appeal the decision of the Building Official to the Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. Appeals must be made within ten (10) calendar days of receipt of a written notice of an order, requirement, decision or determination of the Building Official. All appeals must be in writing, on forms provided by the Town, and shall contain all information required by the form. Appeals are to be filed with the Town Clerk at the Town Hall for processing.

(c) Limitations of authority. The Board of Appeals shall have no authority to waive requirements of this code.

(d) Forms and other documentation required. The following forms are required to be submitted to perfect the appeal:

- (1) The completed "Appeal to the Board of Appeals" form supplied by the Town.
  - (2) A copy of the order, requirement, decision or determination of the Building Official being appealed.
  - (3) A statement of the relief requested and the legal and factual basis upon which it is sought.
- (e) Hearings before the Board of Appeals. The following provisions shall apply to and govern all hearings before the Board of Appeals:
- (1) Setting date. The date of a hearing before the Board of Appeals shall be set by the Town Clerk not less than twenty (20) days nor more than thirty (30) days from the receipt of the written appeal and the filing of all required attachments.
  - (2) Notice of hearing. Notice of the hearing before the Board of Appeals shall be given to all interested parties in the following manner:
    - a. Publication. Notice of the date and time of the hearing, the property affected (by legal description and address), the relief requested and the name of the petitioner shall be published once in the manner required by law or ordinance, no later than fifteen (15) days prior to the date of the hearing.
    - b. Mailing notice. Notice of the date and time of the hearing, the property affected (by legal description and address), the relief requested and the name of the petitioner shall be mailed by certified mail, return receipt requested, to the owner and/or occupant of the property affected by the appeal and the appellant if not the owner and/or occupant. Notice shall be mailed no later than fifteen (15) days prior to the date of the hearing.
  - (3) Conduct of hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard. The hearing shall be conducted as a part of a scheduled meeting of the Board of Appeals in accordance with the following:
    - a. The hearing shall be conducted at the time and place designated in the public notice.
    - b. In the absence of a quorum, the meeting shall be called to order and the hearing rescheduled to a date certain. No additional notice shall be required, nor shall any additional fees be charged to the petitioner for a rehearing caused by the lack of a quorum.
    - c. No continuance of the hearing upon request of the petitioner shall be granted except for good cause. Notice of the rescheduled hearing shall be mailed to all parties in interest.
    - d. The petitioner may withdraw his or her appeal at any time prior to the close of the hearing.
    - e. A record of the entire hearing shall be made either by a certified court reporter or by an electronic recording device. A verbatim transcript of the hearing will be made upon request, with the requesting party paying the entire cost of producing the transcript.

f. Summary minutes of the hearing shall be prepared by the Town Clerk. These minutes shall contain a summary of the pertinent testimony offered and the findings of fact and order of the Board of Appeals.

g. The Board of Appeals shall accept sworn testimony and written documents from all parties that are pertinent to the subject of the hearing. The Board of Appeals shall have sole responsibility for determining the admissibility of written or sworn testimony.

h. The Board of Appeals may permit general comments concerning opinions to be made by the public in attendance at the hearing. These comments shall not be considered by the Board of Appeals with the same weight as sworn testimony.

i. The petitioner may be represented by legal counsel or other appropriate persons.

j. The Board of Appeals may request legal counsel from the Town Attorney or other special counsel of its choosing in the event that the Town Attorney is representing a Town official during an appeal hearing.

k. Upon the completion of the presentation of sworn testimony, the receipt of documentary evidence and comments from the public, the Board of Appeals shall close the hearing and adjourn to its business meeting for discussion and formulating the decision.

l. Immediately following the close of the hearing and adjournment to the business meeting, the Board of Appeals shall discuss the merits of the appeal in an open meeting and cause to be prepared a written finding of fact and orders in the matter heard. In matters of complexity, the Board of Appeals may continue the meeting until a date not more than seven (7) days after the hearing date, to prepare the written findings of fact and orders. On the date set, the Board of Appeals shall consider and approve their findings of fact and orders. The written findings of fact and orders shall be served upon the petitioner and the Building Official by personal service or by certified mail, return receipt requested.

(f) Orders of the Board of Appeals. The Board of Appeals shall act on the appeal through a finding of fact and order. The Board of Appeals shall modify or reverse the decision of the Building Official by a concurring vote of four (4) members. Any order of the Board of Appeals shall be in full force and effect upon issuance and shall be binding upon all parties subject to it unless and until it may be found to be contrary to law or its enforcement enjoined by a court of competent jurisdiction.

(g) Appeals from the Board of Appeals. Any further appeal of the decision of the Board of Appeals may be made to the District Court as provided by law; provided, however, that such appeal is made prior to thirty (30) days following the date of the final action taken by the Board of Appeals, as provided by Rule 106, Colorado Rules of Civil Procedure. (Ord. 601 §1, 2007)

**Sec. 18-1-180. Certification and copy on file.**

The Town Clerk shall certify to the passage of the ordinance codified herein, and not less than one (1) copy of the codes adopted by this Article shall be kept in the office of the Town Clerk at all times and may be inspected by any interested person at any time during regular offices hours, but may not be removed from the Town Clerk's office except upon proper order of a court of law. Copies of the

codes adopted by this Article may be purchased from the Town Clerk upon the payment of a fee to be set by resolution of the Board of Trustees. (Ord. 601 §3, 2007)

## **ARTICLE II**

### **Fire Code**

#### **Sec. 18-2-10. Title.**

The regulations contained herein shall be known as the "Fire Code" and may be cited as such and will be referred to herein as "this Fire Code." (Ord. 601 §2, 2007)

#### **Sec. 18-2-20. Purpose.**

(a) The purpose of this Article is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to firefighters and emergency responders during emergency operations.

(b) The purpose of the Article is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of the code.

(c) Provisions in the appendices shall not apply unless specifically adopted. (Ord. 601 §2, 2007)

#### **Sec. 18-2-30. Standards.**

The standards in this Fire Code shall be those listed in the standard code named below, which are hereby incorporated into and made a part of this Fire Code, along with the amendments noted. Unless otherwise provided in this Fire Code, no section of any standard code which deals with the administration or enforcement of said standard code shall be considered to be incorporated into this Fire Code. Any reference made to the standard codes in this Fire Code shall be the same as those incorporated by reference into this Fire Code. (Ord. 601 §2, 2007)

#### **Sec. 18-2-40. Authority.**

This Fire Code is adopted and administered under the authority granted by Part 6 of Article 15 of Title 31, Part 4 of Article 15 of Title 31, Part 1 of Article 16 of Title 31 and Part 2 of Article 16 of Title 31, C.R.S. (Ord. 601 §2, 2007)

#### **Sec. 18-2-50. Adopted.**

The *International Fire Code*, 2006 Edition, as published by the International Code Council, 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401, and Appendices B, C, E, F and G, are hereby adopted and enacted by reference. (Ord. 601 §2, 2007)

**Sec. 18-2-60. Establishment and duties of the Bureau of Fire Prevention.**

The Fire Code as adopted and amended herein shall be enforced by the Bureau of Fire Prevention. Organizational structure and duties of the Bureau of Fire Prevention, if any, shall be as provided by the Mountain View Fire Protection District's bylaws. (Ord. 601 §2, 2007)

**Sec. 18-2-70. Amendments.**

The Fire Code, adopted herein by reference, is hereby amended as follows:

(1) The *International Fire Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Fire Code*, except where the context indicates the original wording is appropriate.

(2) The *International Fire Code* is amended by substituting the words "National Electrical Code" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Fire Code*.

(3) Wherever the term "Administrator" is used, it shall mean the Town Administrator of the Town of Mead.

(4) Wherever the term "Board of Directors" is used, it shall be held to mean the Board of Directors of the Mountain View Fire Protection District.

(5) Where the term "Board of Trustees" is used, it shall be held to mean the Board of Trustees of the Town of Mead.

(6) Where the term "Bureau of Fire Prevention" is used, it shall be held to mean either the entire department or those employees (paid or volunteer) designated by the Chief to assist the Chief in the administration and enforcement of the provisions of this code.

(7) Wherever the word "District" or phrase "Fire District" is used, it shall mean the Mountain View Fire Protection District.

(8) Wherever the term "Fire Department" is used, it shall mean the Mountain View Fire Protection District.

(9) Wherever the word "Jurisdiction" is used in the adopted Fire Code and adopted standards, it is meant to be inclusive of the territorial boundaries of the Town as they now or may hereafter exist.

(10) Wherever the term "International Building Code" is used, it shall be held to mean the *International Building Code* as adopted, amended and incorporated into the Town Building Code.

(11) Section 101.1 of the *International Fire Code* is amended to read as follows:

**"101.1 Title.** These Regulations shall be known as the Fire Code of the Town of Mead, Colorado, hereinafter referred to as 'this code.' "

(12) Section 102.6 of the *International Fire Code* is amended to read as follows:

**"102.6 Referenced codes and standards.** The codes and standards referenced in this code shall be the most recent edition of those that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply."

(13) Section 103.4 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"103.4 Liability.** The fire code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law."

(14) Section 104.10 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"104.10 Fire investigations.** The fire code official, the fire department or the responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law. The authority of the chief of the District, or authorized designee, including all fire code officials, to act as police officers shall only extend as far as the authority set forth in Section 32-1-102, C.R.S., and other applicable state statutes."

(15) Section 104.11 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"104.11 Authority at fires and other emergencies.** The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property or any part thereof shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operations, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable performance of duty. In the exercise of such power, the fire chief is authorized to prohibit any person, vehicle, vessel or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the scene, any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof. The authority of the chief of the District, or authorized designee, including all fire code officials, to act as police officers shall only extend as far as the authority set forth in Section 32-1-102, C.R.S., and other applicable state statutes."

(16) Section 105.4.1 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"105.4.1 Submittals.** Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit. When requested, qualification statements shall be submitted to the fire code official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202."

(17) Section 105.6.30 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"105.6.30 Open burning.** An operational permit is required for the kindling or maintaining of an open fire or a fire on a public street, alley, road or other public or private ground. Instructions and stipulations of the permit shall be adhered to. No such permit shall be required where burning is regulated pursuant to regulations promulgated under Section 25-7-123, C.R.S., and regulated by the Boulder/Weld County Health Departments or municipal authorities.

**"Exception:** Recreational fires."

(18) Section 105.7.4 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"105.7.4 Fire alarm and detection systems and related equipment.** A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems and smoke control systems. Maintenance performed in accordance with this code is not considered a modification and does not require a permit."

(19) Section 106 is hereby amended with the addition of a new subsection 106.5, to read as follows:

**"106.5 Inspection requests.** Whenever any installation subject to inspection prior to use is required, the fire code official is authorized to require that every such request for inspection be filed not less than three working days before such inspection is desired."

(20) Section 108.1 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"108.1 Appeals procedure - general.** Any person, firm or corporation aggrieved by any application, interpretation or order made by fire district personnel, pursuant to any provision of the code or the standards adopted, may file, within three (3) days, a written notice of appeal with the fire district requesting a hearing before the fire chief. All appeals must be made in writing to the fire chief at the District's Administrative Office, 9119 East County Line Road, Longmont, Colorado 80501. The fire chief shall establish reasonable rules for such appeal and

shall make a record of all proceedings. The decision of the fire chief shall be considered a final administrative decision.

**"108.1.1 Appeals of the fire chief's decision.** Appeals of the fire chief's decisions may be made in accordance with the following:

"To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, the Board of Trustees shall act as the Board of Appeals. The Board of Trustees shall adopt reasonable rules and regulations for conducting its investigations and shall render all interpretations, decisions and findings in writing, to the appellant or requesting party, with a duplicate copy to the fire chief. All appeals of the fire chief's decision shall be made in writing, within three (3) days of the date of the fire chief's decision, to the Board of Appeals by delivery to the Town Clerk, Town of Mead, P.O. Box 626, 441 3rd Street, Mead, CO 80542."

**"108.1.2 Agreements for enforcement or compliance.** The chief or the Board of Appeals may enter into written agreements for enforcement or compliance with the owner, lessee, occupant or authorized agent thereof of any property, building or structure or any interested person directly affected by the application of this code. Said agreements may extend the time for compliance with this code and may contain such terms and conditions that the chief or Board of Appeals deems appropriate to adequately protect the life, health, property, security and welfare of the general public."

(21) Section 109.3 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"109.3 Violation penalties.** Any person, firm or corporation who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair or do work in violation of the approved construction documents or directive of the fire code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**"109.3.1 Abatement of violation.** In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or occupancy of a structure on or about any premises."

(22) Section 111.4 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"111.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to punishment as specified in Section 109. Each day in which such violation occurs shall constitute a separate violation."

(23) The *International Fire Code* is hereby amended by the addition of a new Section 112, to read as follows:

**"112. Fees.**

**"112.1 Fees.** Fees for services pursuant to the provisions of this code shall be established from time to time by resolution of the Board of Directors pursuant to Section 32-1-1002(1)(j), C.R.S. Said fees and charges may include a charge for reimbursement to the fire district of any consultation fees, expenses or costs incurred by the fire district in the performance of inspection-related services pursuant to provisions of this code.

**"112.2 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until additional fees, if any, have been paid.

**"112.3 Operational permit fee.** An inspection fee may be charged for any operational permit required by Section 105.6. The inspection fee shall be based upon the time required to conduct inspections authorized by Section 105.2.2 and associated activities, to determine compliance with this code and other applicable laws and ordinances as required by Section 105.2.4 and to issue the permit as specified in Section 105.3.7.

**"112.4 Construction permit fee.** A fee may be charged for any construction permit required by Section 105.7 of this code. The construction permit fee is intended to cover the cost of inspections required or requested in connection with the work for which the permit is granted, and the associated costs of processing the application. An application shall include an estimate of the total value of the work, including materials and labor, for which the permit is being sought. If, in the opinion of the fire code official, the valuation is underestimated on the application, the permit shall be denied, unless written estimates are provided in a form acceptable to the fire code official and that support the valuation set forth in the application. Final construction permit valuation shall be set by the fire code official.

**"112.5 Other inspection fee.** Fees for reinspections, for inspections outside normal business hours or for inspections for which no fee is otherwise established may be charged.

**"112.6 Plan review fee.** The plan review fee is intended to cover the significant costs and expenses incurred by the fire district in reviewing materials necessary to perform appropriate inspections of construction, uses, processes and operations. The fee shall be assessed based on the reasonable, customary and necessary time associated with reviewing or evaluating site plans; construction documents and calculations; changes, additions or revisions to approved plans; construction documents resubmitted after the fire code official's issuing a statement explaining the reasons that a previous submittal does not conform to the requirements of this code. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged. The plan review fee required by this Section 112.6 is separate from the construction permit fee required by Section 112.4.

**"112.7 Unauthorized work inspection fee.** Any person or entity who commences any work before obtaining a construction permit required by Section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the construction permit fee. The fee shall

be separate from and in addition to a construction permit fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this code or from any penalty prescribed by law. The inspection fee shall be assessed regardless of whether or not a construction permit is then or subsequently issued.

**"Exception:** When approved in writing by the fire code official, work may commence prior to obtaining a construction permit.

**"112.8 Related fees.** The payment of the fee for construction, uses, processes or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by Section 112."

(24) Section 903.2.7 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"903.2.7 Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**"Exception:** Buildings that fall within the scope of the *International Residential Code for One- and Two-Family Dwellings* and that do not contain a Group R-4 occupancy."

(25) Section 905.2 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"905.2 Installation standard.** Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire hose is not required for any class of standpipe system."

(26) Section 3204.3.1.1 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"3204.3.1.1 Location.** Stationary containers shall be located in accordance with Section 3203.6. Containers of cryogenic fluids shall not be located with indicated areas containing other hazardous materials.

"Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited as established by any ordinance or zoning regulation adopted by Mead."

(27) Section 3301.1.3 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**"3301.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

**"Exceptions:**

"1. Storage and handling of fireworks as allowed in Section 3304.

"2. The use of fireworks for display as allowed in Section 3308.

"3. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks comply with, CPSC 16 C.F.R., parts 1500 and 1507, DOTn 49 C.F.R., Parts 100-178, for consumer fireworks."

(28) Section 3404.2.9.5.1 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"3404.2.9.5.1 Locations where aboveground tanks are prohibited.** The storage of Class I and II liquids in aboveground tanks outside of buildings is prohibited as established by any ordinance or zoning regulation adopted by Mead.

**"Exception:** When approved by the fire code official."

(29) The Exceptions contained in Section 3704.2.2.7 are hereby deleted in their entirety.

(30) Section 3804.2 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**"3804.2 Maximum capacity within established limits.** The limits in which storage of liquefied petroleum gas is restricted are hereby established by any ordinance or zoning regulation adopted by Mead. This section shall not be interpreted so as to be in conflict with the provisions of Section 8-20-101, et seq., and Section 34-64-101, et seq., C.R.S."

(Ord. 601 §2, 2007)

#### **Sec. 18-2-80. Enforcement and appeals.**

(a) The Fire Chief shall enforce this code in accordance with the procedures set forth in this Article and Section 32-1-1002(3), C.R.S.

(b) A notice of violation or hazard may be issued by the Fire Chief or his or her designee concerning violations or hazards which are not corrected on site during an inspection.

(c) An order to comply may be issued by the Fire Chief or his or her designee:

(1) For failure to correct a violation or hazard with the time specified in a previously issued notice of violation or hazard; or

(2) For violating this Fire Code or state statute and said violation renders the building, structure or premises especially liable to fire or is hazardous to the safety of the occupants thereof, or which is so situated as to endanger other property as set forth in Section 32-1-1002(3), C.R.S., whether or not a notice of violation or hazard has been previously issued.

(d) An appeal of a notice of violation or hazard may be made in accordance with the provisions of this code.

(e) An appeal of an order to comply may be made in accordance with the provisions of this code only if no previous appeal has been made of a previously issued notice of violation or hazard concerning the same violation or hazard.

(f) In the event no appeal is made pursuant to this Fire Code and resolution or to the court pursuant to Section 32-1-1002(3), C.R.S., and compliance with an order to comply and/or correction of a hazard has not occurred, the Fire Chief or his or her designee may issue a summons and complaint to the Municipal Court, or refer the matter to the district attorney of the county in which the violation occurs.

(g) An appeal shall suspend the time limits for compliance or correction of a fire hazard or hazards, until the appeal is resolved for appeals of a notice of violation or hazard which is issued pursuant to Subparagraph 18-2-80(3)a. herein. An appeal shall not suspend the time limit for compliance or correction of life safety deficiencies or violations. An appeal of an order to comply issued pursuant to Subparagraph 18-2-80(3)b. herein shall not suspend the time limits for compliance or correction, and compliance or correction shall be made or rendered forthwith, unless the order to comply is suspended pursuant to the procedures set forth in this Article. (Ord. 601 §2, 2007)

**Sec. 18-2-90. Certification and copies on file.**

The Town Clerk shall certify to the passage of the ordinance codified herein, and not less than one (1) copy of the codes adopted by this Article shall be kept in the office of the Town Clerk at all times and may be inspected by any interested person at any time during regular offices hours but may not be removed from the Town Clerk's office except upon proper order of a court of law. Copies of the codes adopted by this Article may be purchased from the Town Clerk upon the payment of a fee to be set by resolution of the Board of Trustees. (Ord. 601 §3, 2007)