

CHAPTER 18

Building Regulations

Article I	Development Impact Fees
	Sec. 18-1-10 Definitions
	Sec. 18-1-20 Impact fee imposed
	Sec. 18-1-30 Exemptions
	Sec. 18-1-40 Appeal
Article II	Building Code
	Sec. 18-2-10 Adoption
	Sec. 18-2-20 Copy on file
	Sec. 18-2-30 Amendments
	Sec. 18-2-40 Violations; penalties
Article III	Mechanical Code
	Sec. 18-3-10 Adoption
	Sec. 18-3-20 Copy on file
	Sec. 18-3-30 Amendments
	Sec. 18-3-40 Violations; penalties
Article IV	Plumbing Code
	Sec. 18-4-10 Adoption
	Sec. 18-4-20 Copy on file
	Sec. 18-4-30 Amendments
	Sec. 18-4-40 Violations; penalties
Article V	Electrical Code
	Sec. 18-5-10 Adoption
	Sec. 18-5-20 Copy on file
	Sec. 18-5-30 Amendments
	Sec. 18-5-40 Violations; penalties
Article VI	Reserved
Article VII	Reserved
Article VIII	Uniform Code for Building Conservation
	Sec. 18-8-10 Adoption
	Sec. 18-8-20 Copy on file
	Sec. 18-8-30 Amendments
	Sec. 18-8-40 Penalties
Article IX	Fuel Gas Code
	Sec. 18-9-10 Adoption
	Sec. 18-9-20 Copy on file
	Sec. 18-9-30 Amendments
	Sec. 18-9-40 Penalties
Article X	Residential Code
	Sec. 18-10-10 Adoption
	Sec. 18-10-20 Copy on file
	Sec. 18-10-30 Amendments
	Sec. 18-10-40 Violations; penalties
Article XI	Fire Code
	Sec. 18-11-10 Adoption

Sec. 18-11-20 Establishment and duties of Bureau of Fire Prevention
Sec. 18-11-30 Definitions
Sec. 18-11-40 Amendments

Article XII Property Maintenance Code

Sec. 18-12-10 Adoption
Sec. 18-12-20 Copy on file
Sec. 18-12-30 Amendments
Sec. 18-12-40 Violations; penalties

Article XIII Existing Building Code

Sec. 18-13-10 Adoption
Sec. 18-13-20 Copy on file
Sec. 18-13-30 Amendments
Sec. 18-13-40 Violations; penalties

Article XIV Energy Conservation Code

Sec. 18-14-10 Adoption
Sec. 18-14-20 Copy on file
Sec. 18-14-30 Amendments
Sec. 18-14-40 Violations; penalties

ARTICLE I

Development Impact Fees

Sec. 18-1-10. Definitions.

For the purpose of this Article the following definitions shall apply:

Accessory structure means an accessory building or structure as defined in Chapter 16 of this Code, and includes but is not limited to garages, patios and sheds.

Dwelling structure means a structure designed to house one (1) or more families, and includes a foundation for a manufactured or mobile home, all as defined in Chapter 16 of this Code.

Fund means a special fund of the Town created by this Article for the purpose of collecting, holding, accounting for and expending any and all impact fees collected pursuant to this Article.

Impact fee means the fee imposed and collected pursuant to this Article for the purpose of funding public improvements.

Public improvement means any system, improvement, facility, piece of equipment or service necessitated by land development within the Town and directly related to a service provided by the Town. It includes all interests in real and personal property reasonably necessary for or appurtenant to such systems, improvements, facilities or equipment.

Unit means a *dwelling unit* as defined in Chapter 16 of this Code. (Prior code 5-9-1; Ord. 532, 2001)

Sec. 18-1-20. Impact fee imposed.

Every person applying for a building permit for a new dwelling structure shall, as a condition of obtaining such permit, pay all of the impact fees set forth below, in an amount to be determined from time to time by resolution of the Board of Trustees and set forth in Appendix A to this Code, at the time the permit is issued. Each impact fee shall be payable in full at the time the building permit is issued, and no building permit shall be issued unless and until all such fees have been paid in full.

(1) Park fee, in an amount to be determined from time to time by resolution of the Board of Trustees and set forth in Appendix A to this Code.

(2) Storm drainage system fee, in an amount to be determined from time to time by resolution of the Board of Trustees and set forth in Appendix A to this Code.

(3) Transportation improvement fee, in an amount to be determined from time to time by resolution of the Board of Trustees and set forth in Appendix A to this Code. (Prior code 5-9-2; Ord. 522 §§1, 2, 2001)

Sec. 18-1-30. Exemptions.

Impact fees shall not be charged for demolition, repair, additions or alterations of dwelling structures or for accessory structures, nor shall any fee be charged under this Article for a new dwelling structure which replaces an existing dwelling structure on the site. (Prior code 5-9-3)

Sec. 18-1-40. Appeal.

Any person who believes that any impact fee provided for in this Article is unreasonably excessive for the actual impact his or her development will impose upon Town infrastructure and services may file a written appeal of the assessment of such impact fee, supported by a professionally prepared impact report, with the Town Manager. In order to prevail, the appellant must demonstrate by clear and convincing evidence that his or her development does not impose the impact whose costs are intended to be defrayed by the impact fee appealed from, or that it imposes so much less of a dollar impact that such impact fee is not roughly proportional to the impact actually caused by such development. Upon receipt of such appeal, the Town Manager shall consider the same and render a written decision within twenty (20) days after the receipt of a complete submittal. The decision of the Town Manager may be appealed in writing to the Board of Trustees within ten (10) days after the Town Manager's decision is mailed to the appellant. The Board of Trustees shall review the same on the record made before the Town Manager and render its decision within thirty (30) days after receipt of the appeal. (Prior code 5-9-6; Ord. 574 §1, 2005)

ARTICLE II

Building Code

Sec. 18-2-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference, the International Building Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 35 inclusive, Appendix I and Appendix J, as the Town Building Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-2-30 below. (Ord. 489 §§1, 2, 1997; Ord. 532, 2001; Ord. 536 §1, 2002; Ord. 550 §1, 2003; Ord. 2007-606 §1)

Sec. 18-2-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 532, 2001; Ord. 550 §2, 2003)

Sec. 18-2-30. Amendments.

The code adopted herein is amended in the following particulars:

- (1) IBC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.
- (2) IBC Section 101.4.1 (Electrical) is amended by replacing "ICC Electrical Code" with "National Electrical Code" as adopted by the State.
- (3) IBC Section 101.4.4 (Plumbing) is amended by deletion of the last sentence.

(4) IBC Section 101.4.6 (Fire prevention) is amended by renumbering the section as 101.4.5 and replacing "International Fire Code" with "adopted fire code."

(5) IBC Section 105.1 (Required) is amended by replacing the words "building official" with "town."

(6) IBC Section 108.4 (Work commencing before permit issuance) is amended by replacing the words "building official" with "town" and adding the fee shall be equal to 100% of the original building fee in addition to the required permit fees.

(7) IBC Section 108.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

"The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

"The town may authorize refunding of not more than 80 percent (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 cancelled before any plan reviewing is done.

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

(8) IBC Section 109.3.5 (Lath and gypsum board inspection) is amended by deleting the Exception.

(9) IBC Section 110.3 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentences and replacing them with "town."

(10) IBC Section 112.1 (General) is amended by deleting the last two (2) sentences and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."

(11) IBC Section 112.3 (Qualifications) is amended by deleting the section in its entirety.

(12) IBC Section 202 (Definitions) is amended by addition of the following:

" 'Sleeping Room' (Bedroom) is 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 useable 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 so as to clearly indicate these intended uses shall not be interpreted as sleeping rooms."

(13) IBC Section 1013.1 (Where required) is amended by the addition of a second paragraph inserted before the Exceptions, as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are 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."

(14) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "town of Platteville" where indicated in "[NAME OF JURISDICTION]" and the date of the latest flood insurance study for the town, May 18, 1993, where indicated in "[DATE OF ISSUANCE]."

(15) IBC Section 3401.3 (Compliance with other codes) is amended by deleting "International Fire Code" and inserting in its place "adopted fire code," deleting "International Private Sewage Disposal Code," and deleting "ICC Electrical Code" and inserting in its place "National Electrical Code."

(16) IBC Section 3410.2 (Applicability) is amended by the insertion of "July 21, 2007," the effective date of building codes for the town where indicated in "[DATE TO BE INSERTED BY JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THIS JURISDICTION]."

(Prior code 2-1-6; Ord. 489 §3, 1997; Ord. 531 §18, 2001; Ord. 532, 2001; Ord. 536 §2, 2002; Ord. 550 §3, 2003; Ord. 2007-606 §2)

Sec. 18-2-40. Violations; penalties.

(a) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the Town, or to cause or permit the same to be done in violation of any of the codes as adopted in this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the codes adopted in this Chapter, if installed after the effective date of the ordinance codified herein, shall constitute a continuing violation. Any person violating any of the provisions of any of the codes as adopted in this Chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the codes occurs and/or continues, and upon conviction of any such violation, the violator shall be subject to a fine of not more than three hundred dollars (\$300.00) for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling or use.

(b) It is unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the codes as adopted in this Chapter. No permit shall issue unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to this Code, all zoning ordinances and other applicable regulations of the Town. (Ord. 489 §16, 1997; Ord. 532, 2001; Ord. 550 §14, 2003)

ARTICLE III

Mechanical Code

Sec. 18-3-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference, the International Mechanical Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue,

NW, 6th Floor, Washington, DC 20001, Chapters 1 through 15 inclusive, as the Town Mechanical Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-3-30 below. (Ord. 550 §4, 2003; Ord. 2007-606 §5)

Sec. 18-3-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 532, 2001; Ord. 550 §5, 2003)

Sec. 18-3-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) IMC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(2) IMC Section 504.6.1 (Maximum length) is amended by deleting the Exception in its entirety.

(3) IMC Section 604.1 (General) is amended by the deletion of "and the International Energy Conservation Code." (Ord. 489 §10, 1997; Ord. 532, 2001; Ord. 536 §4, 2002, Ord. 550 §6, 2003; Ord. 2007-606 §6)

Sec. 18-3-40. Violations; penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 532, 2001)

ARTICLE IV

Plumbing Code

Sec. 18-4-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference, the International Plumbing Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 13 inclusive, as the Town Plumbing Code, as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-4-30 below. (Ord. 489 §§11, 12, 1997; Ord. 532, 2001; Ord. 550 §7, 2003; Ord. 2007-606 §9)

Sec. 18-4-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 532, 2001; Ord. 550 §8, 2003)

Sec. 18-4-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) IPC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(2) IPC Section 305.6.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)."

(3) IPC Section 313 (Equipment efficiencies) is amended by deleting the section in its entirety.

(4) IPC Section 904.1 (Roof extension) is amended by inserting the number "6" (152.4 mm)" where indicated in the second sentence. (Ord. 489 §13, 1997; Ord. 532, 2001; Ord. 536 §5, 2002; Ord. 550 §9, 2003; Ord. 2007-606 §10)

Sec. 18-4-40. Violations; penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 532, 2001)

ARTICLE V

Electrical Code

Sec. 18-5-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., the National Electric Code, 2002 edition, published by the National Fire Protection Association is hereby adopted by reference. (Ord. 489 §§14, 15, 1997; Ord. 532, 2001; Ord. 536 §§6, 7, 2002)

Sec. 18-5-20. Copy on file.

At least one (1) copy of the National Electrical Code, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 532, 2001)

Sec. 18-5-30. Amendments.

The code adopted herein is hereby modified by the following amendments: none. (Ord. 489 §14, 1997; Ord. 532, 2001)

Sec. 18-5-40. Violations; penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 532, 2001)

ARTICLE VI

Reserved

ARTICLE VII

Reserved

ARTICLE VIII

Uniform Code for Building Conservation

Sec. 18-8-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., the Uniform Code for Building Conservation, 1997 edition, published by the International Conference of Building Officials is hereby adopted by reference. (Ord. 536 §8, 2002)

Sec. 18-8-20. Copy on file.

At least one (1) copy of the Uniform Code for Building Conservation, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 536 §8, 2002)

Sec. 18-8-30. Amendments.

The code adopted herein is adopted without amendment. (Ord. 536 §8, 2002)

Sec. 18-8-40. Penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 536 §8, 2002)

ARTICLE IX

Fuel Gas Code

Sec. 18-9-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference the International Fuel Gas Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC, 20001, Chapters 1 through 8 inclusive, as the Town Fuel Gas Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-9-30 below. (Ord. 536 §9, 2002; Ord. 550 §10, 2003; Ord. 2007-606 §7)

Sec. 18-9-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 536 §9, 2002; Ord. 550 §11, 2003)

Sec. 18-9-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(2) IFGC Section 301.2 (Energy utilization) is amended by deleting the section in its entirety.

(3) IFGC Section 404.9 (Minimum burial depth) is amended by the addition of the following:

"All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade."

(4) IFGC Section 404.9.1 (Individual outside appliances) is deleted in its entirety.

(5) IFGC Section 406.4.1 (Test pressure) is amended by changing "3 psig" to "10 psig."

(6) IFGC Section 409.5 (Equipment shutoff valve) is amended by deleting the Exception.

(7) IFGC Section 614.6.1 (Maximum length) is amended by deleting the Exception in its entirety. (Ord. 536 §9, 2002; Ord. 550 §12, 2003; Ord. 2007-606 §8)

Sec. 18-9-40. Penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 536 §9, 2002)

ARTICLE X

Residential Code

Sec. 18-10-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference the International Residential Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43, inclusive, and Appendix Chapters G and H, as the Town Residential Building Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-10-30 below. (Ord. 550 §13, 2003; Ord. 2007-606 §3)

Sec. 18-10-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 550 §13, 2003)

Sec. 18-10-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) IRC Section R101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(2) IRC Section R105.1 (Required) is amended by replacing the "building official" with "town."

(3) IBC Section 108.4.1 (Work commencing before permit issuance) is added to read as follows:

"108.4.1. 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."

(4) IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

"The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issue in accordance with this code.

"The town may authorize refunding of not more than 80 percent (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 cancelled before any plan reviewing is done.

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

(5) IRC Section R109.1.5 (Other inspections) is amended by the addition of two (2) new subsections as follows:

"R109.1.5.3 Insulation inspection. Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

"R109.1.5.4 Lath and gypsum inspection. Inspection of all interior and exterior lathing and gypsum board shall be made after installation but before any plaster is applied or before gypsum board joints and fasteners are taped and finished."

(6) IRC Section R110.4 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentences and replacing them with "town."

(7) IRC Section R112.1 (General) is amended by deleting the last three (3) sentences and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."

(8) IRC Section R202 (Definitions) is amended by the addition of the following:

"'Sleeping Room' (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable 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 so as to clearly indicate these intended uses shall not be interpreted as sleeping rooms."

(9) IRC Table R301.2(1) is filled in to provide the following:

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

Ground snow load	Wind speed (mph)	Seismic design category	Subject to damage from			Winter design temp	Ice shield underlay-ment required	Flood Hazard	Air freezing index	Mean annual temp
			Weather- ing	Frost line depth	Termite					
20 psf	90	B	Severe	30 in.	Slight to moderate	1	NO	Per Town Ordinance	1000	45°F"

(10) IRC Section R310.2.1 (Ladder and steps) is amended by the addition of the following Exception, to read as follows:

"EXCEPTION: Only one window well egress ladder shall be required in an unfinished basement."

(11) IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are 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."

(12) IRC Section R401.2 (Requirements) is amended by the addition of the following:

"Foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. 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 design and soils report number. A site certification prepared by a State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

(13) IRC Section R405.1 (Concrete and masonry foundations) is amended with the addition of the following after the first sentence:

"All foundation drains shall be designed and inspected by a State of Colorado registered design professional."

(14) IRC Section M1401.3 (Sizing) is amended by deleting this section in its entirety.

(15) IRC Section M1502.6 (Duct length) is amended by deleting Exception 1 in its entirety.

(16) IRC Section G2415.9 (Minimum burial depth) is amended by the addition of the following:

"All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade."

(17) IRC Section G2415.9.1 (Individual outside appliances) is deleted in its entirety.

(18) IRC Section G2417.4.1 (Test pressure) is amended by changing "3 psig" to "10 psig."

(19) IRC Section P2603.6.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)."

(20) IRC Section P3103.1 (Roof extension) is amended by filling in both areas where indicated to read "6 inches (152.4 mm)." (Ord. 550 §13, 2003; Ord. 2007-606 §4)

Sec. 18-10-40. Violations; penalties.

Any person violating any provision of this Article shall be subject to the penalties set forth in Section 18-2-40 of this Chapter. (Ord. 550 §13, 2003)

ARTICLE XI

Fire Code

Sec. 18-11-10. Adoption.

There is hereby adopted by the Town for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain codes and standards known as the International Fire Code, including Appendix chapters and the International Fire Code Standards published by the International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041, being particularly the 2003 editions thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by ordinance, copies of which code and standards are now filed in the offices of the Town, and the same are hereby adopted and incorporated as fully as if set out in length herein. (Ord. 564 §2, 2005)

Sec. 18-11-20. Establishment and duties of Bureau of Fire Prevention.

The *International Fire Code*, as adopted and amended herein, shall be enforced by the Fire Prevention Bureau. Organizational structure and duties of the Bureau of Fire Prevention, if any, shall be as provided by the Platteville-Gilcrest Fire Protection District's policies and/or directives. (Ord. 564 §3, 2005)

Sec. 18-11-30. Definitions.

For the purpose of this Article the following definitions shall apply:

Where the term *Board* is used, it shall be held to mean the Board of Directors of the Platteville-Gilcrest Fire Protection District.

Where the term *Board of Appeals* is used, it shall refer to the Board of Appeals established by Subsection. 18-2-30(13) of this Code, composed of the members of the Board of Trustees.

Where the term *Board of Trustees* is used, it shall be held to mean the Board of Trustees of the Town of Platteville.

Where the term *Bureau of Fire Prevention* is used, it shall be held to mean either the entire Fire Prevention Division or those employees (paid or volunteer) designated by the Chief to carry out enforcement duties relating to the prevention of fires and suppression of arson.

Where the term *Chief* or *Chief of the Bureau of Fire Prevention* is used, it shall be held to mean the Chief of the Platteville-Gilcrest Fire Protection District, or a designated member of the District.

Wherever the word *District* is used, it shall mean the Platteville-Gilcrest Fire Protection District.

Wherever the term *International Building Code* is used, it shall be held to mean the Town of Platteville Building Code.

Wherever the word *jurisdiction* is used in the adopted code and standards, it is meant to be inclusive of the boundaries of the Town as they now or may hereafter exist. (Ord. 564 §4, 2005)

Sec. 18-11-40. Amendments.

The 2003 *International Fire Code* is amended and changed in the following respects:

(1) Chapter 1 is hereby amended by the addition of a new Section 105.6.31 to read as follows:

"**105.6.31.** This Article shall be interpreted to be consistent with the provisions of §32-1-1002(3), C.R.S. or where there is a separate ordinance that addresses this section."

(2) Chapter 1, Section 105.6.31 is hereby amended by the addition of a sentence reading as follows:

"No such permit shall be required where burning is regulated pursuant to regulations promulgated under §25-7-123, C.R.S. and regulated by the Weld County Health Department or municipal authorities."

(3) Chapter 1, Section 109.3 is hereby repealed in its entirety and reenacted as follows:

"109.3 Violations and penalties.

"1. Any owner, lessee, agent or occupant of any building or premises maintaining any condition likely to cause fire or to constitute an additional fire hazard; or any condition which impedes or prevents the egress of persons from such building or premises in violation of the provisions of §32-1-1002(3) C.R.S., shall be deemed to be maintaining a fire hazard. Any person who violates any provision of said Subsection 3 is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than \$50.00 or no more than \$250.00. Each day in which such violation occurs shall constitute a separate violation of §32-1-1002(3) C.R.S.

"2. The application of the above penalty shall not be construed to prevent the enforced removal or correction of prohibited conditions or other injunctive relief."

(4) Chapter 1, Section 109 Violations, is hereby amended by the addition of a new Subsection 109.3.2, to read as follows:

"**109.3.2** The Board (upon recommendation of the Chief or upon its own motion) may enter into written agreements for the 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 Board deems appropriate to adequately protect the life, health, property, security and welfare of the general public."

(5) Chapter 1, Section 109 Violations, is hereby amended by the addition of a new Subsection 109.3.3 to read as follows:

"109.3.3 Notice of violation or hazard.

"1. A 'Notice of Violation or Hazard' may be issued by the Chief or his designee concerning violations or hazards which are not corrected on-site during an inspection. Said Notice shall be signed by the inspector and contain, as a minimum, the following information:

"a. Date of inspection;

- "b. Name/address of premises inspected;
- "c. Name of inspector;
- "d. Nature of violations, including specific reference to section/subsections of code;
- "e. Date of compliance/re-inspection;
- "f. Suggested methods of corrections, if applicable;
- "g. Right to appeal to Board;
- "h. Consequences of failure to correct the violation.

"2. An 'Order for Immediate Correction of Hazard' may be issued by the Chief or his designee:

"a. For failure to correct a violation or hazard within the time specified in previously issued 'Notice of Violation or Hazard'; or

"b. For violating the 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 §32-1-1002(3)(c), whether or not a Notice has been previously issued.

"c. An Order shall be signed by the Chief or his designee and shall contain, as a minimum, the following information:

- "i. Date of issuance;
- "ii. Name/address of premises inspected;
- "iii. Nature of violation or hazard;
- "iv. Time limit for correction;
- "v. Right of appeal, if any, to the Board;
- "vi. Right of appeal to the District Court and time limit;
- "vii. Penalties for violation of order;
- "viii. Signature of the Chief or his designee;
- "ix. Acknowledgment of receipt signed by owner, lessee, agent or other responsible person.

"3. An appeal of a 'Notice of Violation or Hazard' may be made to the Board of Appeals by delivery to the Chief in writing; a notice of appeal within five days of the issuance of the Notice of Violation or Hazard. The appeal shall be heard at the next regular meeting called for that purpose.

The Board may affirm, rescind, or modify the Notice and may enter into such enforcement agreements as it deems proper.

"4. An appeal of an 'Order for immediate Correction of Hazard' may be made to the Board of Appeals only if no previous appeal has been made of a previously issued 'Notice of Violation or Hazard' concerning the same violation or hazard. An appeal of an Order must be in writing and filed with the Board within three days of issuance of the Order.

"5. The Board of Appeals shall hear all such appeals and application for relief and render its decision thereon, in accordance with its bylaws, rules and regulations.

"6. In the event no appeal is made to the Board pursuant to this code and resolution or to the court pursuant to §32-1-1002(3) C.R.S. and compliance with the Order and/or correction of the hazard has not occurred, the Board may, upon recommendation by the Chief or upon its own motion, refer the matter to the Weld County District Attorney.

"7. An appeal shall suspend the time limits for compliance or correction of a fire hazard or hazards, until the appeal is resolved by the Board of Appeals."

(6) Chapter 1, Section 111.4 Stop work order, shall have dollar amounts inserted:

"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 a fine of not less than \$50 or more than \$250."

(7) Chapter 1 is hereby amended by the addition of a new Section 112 Fees, to read as follows:

"112 Fees. Pursuant to §32-1-1002(1)(e)(11) C.R.S., the Board may fix and from time to time may increase or decrease fees and charges, in its discretion, for inspections and review of plans and specifications which are:

"a. Requested or mandated for existing structures, buildings and improvements; and

"b. Necessitated in conjunction with any County regulation, resolution or condition of development; or

"c. Performed in conjunction with the construction of new structures, buildings, and improvements.

"d. Fees for such items shall be assessed per the Platteville-Gilcrest Fire Protection District.

"Said fees and charges may, in the discretion of the Board, include a charge for reimbursement to the District of any consultation fees, expenses or costs incurred by the District in the performance of the inspections, or review of the plans and specifications."

(8) Chapter 9, Section 903.2.7, is hereby amended to include the following exception:

"903.2.7 Exception: One- and Two-family dwellings unless otherwise required based upon fire flow, fire apparatus access or other life safety hazards as deemed by the fire prevention bureau."

(9) Chapter 33, Section 3301.1.3 is hereby deleted in its entirety and reenacted to read as follows:

"3301.1.3 Fireworks. The applicable provisions of Colorado State Statutes shall govern all fireworks, their sale, storage and use."

(10) Chapter 34 is hereby amended by the addition of a new Subsection 3401.1.1, to read as follows:

"3401.1.1 Establishment of limits when storage of flammable or combustible liquids is within the limits of the Town of Platteville or Gilcrest shall be governed by any and all Town ordinances. Outside the Town limits, this shall be governed by Weld County standards or the 2003 International Fire Code."

(11) Chapter 34, Section 3406.3 is hereby deleted in its entirety and reenacted to read as follows:

"3406.3 Wells for oil and natural gas shall be drilled and operated in accordance with the Safety Regulations of the Colorado Oil and Gas Conservation Commission."

(12) Appendix C of the International Fire Code, 2003 Edition, shall be supplemented by the addition of the following: The following Section C106 shall be added:

"C106 Types of Fire Hydrants:

"Fire Hydrants shall be Waterous Pacer brand. Fire Hydrants shall be dry barrel. Fire Hydrants shall have two 2½" ports and one 4½" port. All threads shall be National Standard Thread (NST). Fire Hydrants shall operate by opening in a counterclockwise direction and closing in a clockwise direction. The Hydrant shall have the standard five-sided nut on the port caps and the operation stem. The Hydrant shall be installed with the 4½" port facing the roadway. The hydrant shall be red in color."

(Ord. 564 §5, 2005; Ord. 2008-624 §1)

ARTICLE XII

Property Maintenance Code

Sec. 18-12-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference the International Property Maintenance Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 8 inclusive, as the Town Property Maintenance Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-12-30 below. (Ord. 2007-606 §11)

Sec. 18-12-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interest person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 2007-606 §11)

Sec. 18-12-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(2) IPMC Section 103.5 (Fees) is amended by deleting the section in its entirety.

(3) IPMC Section 111.2 (Membership of board) is amended by deleting the section in its entirety and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."

(4) IPMC Section 111.2.1 (Alternate members) is amended by deleting the section in its entirety.

(5) IPMC Section 111.2.2 (Chairman) is amended by deleting the section in its entirety.

(6) IPMC Section 111.2.3 (Disqualification of member) is amended by deleting the section in its entirety.

(7) IPMC Section 111.2.4 (Secretary) is amended by deleting the section in its entirety.

(8) IPMC Section 111.2.5 (Compensation of members) is amended by deleting the section in its entirety.

(9) IPMC Chapter 3 (General Requirements) is amended by deleting the chapter in its entirety.

(10) IPMC Chapter 4 (Light, Ventilation and Occupancy Limitations) is amended by deleting the chapter in its entirety.

(11) IPMC Chapter 5 (Plumbing Facilities and Fixtures and Fixture Requirements) is amended by deleting the chapter in its entirety.

(12) IPMC Chapter 6 (Mechanical and Electrical Requirements) is amended by deleting the chapter in its entirety.

(13) IPMC Chapter 7 (Fire Safety Requirements) is amended by deleting the chapter in its entirety. (Ord. 2007-606 §11)

Sec. 18-12-40. Violations; penalties.

(a) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the Town, or to cause or permit the same to be done in violation of any of the codes as adopted in this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the codes adopted in the Chapter, if installed after the effective date of the ordinance codified herein, shall constitute a continuing violation. Any person violating any of the provisions of any of the codes as adopted in this Chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during

which any violation of any of the provisions of any of the codes occurs and/or continues and, upon conviction of any such violation, the violator shall be subject to a fine of not more than three hundred dollars (\$300.00) for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling or use.

(b) It is unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the codes as adopted in this Chapter. No permit shall issue unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to this Code, all zoning ordinances and other applicable regulations of the Town. (Ord. 2007-606 §11)

ARTICLE XIII

Existing Building Code

Sec. 18-13-10. Adoption.

Pursuant to Part 2, Article 16, Title 13, C.R.S., there is hereby adopted by reference the International Existing Building Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001, Chapters 1 through 15 inclusive, as the Town Existing Building Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-13-30 below. (Ord. 2007-606 §12)

Sec. 18-13-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 2007-606 §12)

Sec. 18-13-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) The International Existing Building Code is amended by replacing all references to "International Fire Code" with "adopted fire code."

(2) The International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State.

(3) IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated.

(4) IEBC Section 1201.1 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

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

(Ord. 2007-606 §12)

Sec. 18-13-40. Violations; penalties.

(a) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the Town, or to cause or permit the same to be done in violation of any of the codes as adopted in this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the codes adopted in the Chapter, if installed after the effective date of the ordinance codified herein, shall constitute a continuing violation. Any person violating any of the provisions of any of the codes as adopted in this Chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the codes occurs and/or continues and, upon conviction of any such violation, the violator shall be subject to a fine of not more than three hundred dollars (\$300.00) for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction,, alteration, remodeling or use.

(b) It is unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the codes as adopted in this Chapter. No permit shall issue unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to this Code, all zoning ordinances and other applicable regulations of the Town. (Ord. 2007-606 §12)

ARTICLE XIV

Energy Conservation Code

Sec. 18-14-10. Adoption.

Pursuant to Part 2, Article 16, Title 31, C.R.S., there is hereby adopted by reference the International Energy Conservation Code, 2006 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001, Chapters 1 through 6 inclusive, as the Town Energy Conservation Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in Section 18-14-30 below. (Ord. 2007-606 §13)

Sec. 18-14-20. Copy on file.

At least one (1) copy of the code adopted in this Article, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price. (Ord. 2007-606 §13)

Sec. 18-14-30. Amendments.

The code adopted herein is amended in the following particulars:

(1) The International Energy Conservation Code is amended by replacing all references to "International Fire Code" with "adopted fire code."

(2) The International Energy Conservation Code is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State.

(3) IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Platteville" where indicated. (Ord. 2007-606 §13)

Sec. 18-14-40. Violations; penalties.

(a) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the Town, or to cause or permit the same to be done in violation of any of the codes as adopted in this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the codes adopted in the Chapter, if installed after the effective date of the ordinance codified herein, shall constitute a continuing violation. Any person violating any of the provisions of any of the codes as adopted in this Chapter shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the codes occurs and/or continues, and upon conviction of any such violation, the violator shall be subject to a fine of not more than three hundred dollars (\$300.00) for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling or use.

(b) It is unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the codes as adopted in this Chapter. No permit shall issue unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to this Code, all zoning ordinances and other applicable regulations of the Town. (Ord. 2007-606 §13)