

TITLE 15

Buildings and Construction

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CHAPTER 15.04

Uniform Codes

15.04.010 Uniform Building Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted as the building code of the Town, by reference thereto, the *Uniform Building Code*, 1997 Edition, and any amendments thereto, and the appendix thereto, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, and all additions, changes, modifications and all future editions as amended, all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code and appendix includes comprehensive provisions and standards regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures in the Town and further provides for the issuance of permits and the collection of fees therefor and providing penalties for the violation of such provisions. (Ord. 231, 2002; Ord. 186 §1, 1983)

15.04.020 Compliance.

Compliance with all the provisions of the *Uniform Building Code*, 1997 Edition, and the appendix thereto of the International Conference of Building Officials shall be and is hereby declared to be prima facie evidence of the reduction of fire and exit hazards, acceptable types and quality of materials, and sound generally recognized established methods of structural design and construction. (Ord. 231, 2002)

15.04.030 Building Code penalties.

Any person, firm or corporation who violates any provision of the *Uniform Building Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted; and, upon conviction of any such violations, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than three hundred dollars (\$300.00), or by imprisonment of not more than ninety (90) days, or by both such fine and imprisonment. (Ord. 231, 2002; Ord. 186 §3, 1983; Ord. 2004-11 §§1, 4)

15.04.040 Technical Plumbing Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted as the technical plumbing code of the Town, by reference thereto, a document with appended definitions, sketches and drawings, issued by the Colorado State Department of Public Health and known as the *Technical Plumbing Code of the State of Colorado*, 1997 Edition, and all additions, changes, modifications and all future editions as amended, all to have the same force and effect as if set forth herein in every particular, a copy of which is on file with the Town Clerk as a public record, be and is hereby adopted in whole as the Code of Rules for all plumbing methods, materials and fixtures in the Town. (Ord. 231, 2002)

15.04.050 Plumbing Code penalties.

Any person, firm or corporation who violates any provision of the *Technical Plumbing Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted; and, upon conviction of any such violations, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than three hundred dollars

(\$300.00), or imprisonment of not more than ninety (90) days, or by both such fine and imprisonment. (Ord. 231, 2002; Ord. 2004-11 §§2, 5)

15.04.060 Uniform Mechanical Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted as the uniform mechanical code of the Town, by reference thereto, the *Uniform Mechanical Code*, 1997 Edition, and all editions, changes, modifications and all future editions as amended, all to have the same force and effect as if set forth herein in every particular, a copy of which is on file with the Town Clerk as a public record, be and is hereby adopted in whole as the Code of Rules for all mechanical methods, materials and fixtures in the Town. (Ord. 231, 2002)

15.04.070 Mechanical Code penalties.

Any person, firm or corporation who violates any provision of the *Uniform Mechanical Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted; and, upon conviction of any such violations, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than three hundred dollars (\$300.00), or imprisonment of not more than ninety (90) days, or by both such fine and imprisonment. (Ord. 231, 2002; Ord. 2004-11 §§3, 6)

15.04.080 Uniform Housing Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted as the Uniform Housing Code of the Town, by reference thereto, a document known as the *Uniform Housing Code*, 1997 Edition, and all additions, changes, modifications and all future editions as amended, all to have the same force and effect as if set forth herein in every particular, a copy of which is on file with the Town Clerk as a public record, be and is hereby adopted in whole as the Code of Rules for all housing methods, which is to provide minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings, and shall apply to all buildings or portions thereof used, designed or intended for human habitation. (Ord. 231, 2002)

15.04.090 Housing Code penalties.

Any person, firm or corporation who violates any provision of the *Uniform Housing Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted and, upon conviction of any such violations, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than one thousand dollars (\$1,000.00), or imprisonment of not more than one (1) year, or by both such fine and imprisonment. (Ord. 231, 2002)

15.04.100 National Fire Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted as the National Fire Code of the Town, by reference thereto, a document known as the *National Fire Code*, 1997 Edition, and all additions, changes, modifications and all future editions as amended, all to have the same force and effect as if set forth herein in every particular, a copy of which is on file with the Town Clerk as a public record, is hereby adopted in its entirety with all appendices. (Ord. 231, 2002)

15.04.110 Fire Code penalties.

Any person, firm or corporation who violates any provision of the *National Fire Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted; and, upon conviction of any such violation, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than three hundred dollars (\$300.00), or imprisonment of not more than ninety (90) days, or by both such fine and imprisonment. (Ord. 231, 2002; Ord. 2004-9 §§5, 6)

15.04.120 Severability.

If any sentence, clause, phrase or section of the provisions of these codes or their application to any person, firm or corporation or any circumstances are held to be invalid or unconstitutional by a decision of any court, such decision shall not affect the validity of the remaining portions of these codes. (Ord. 231, 2002)

15.04.130 Conflicting Code provisions, ordinances or resolutions.

All existing Town code sections, ordinances or resolutions that conflict with these provisions are hereby amended and/or repealed. (Ord. 231, 2002)

CHAPTER 15.08**National Electrical Code****15.08.010 Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the National Electrical Code of the Town, by reference thereto, a document known as the *National Electrical Code*, 1999 Edition, a standard of National Board of Fire Underwriters, for Electric Wiring and the Apparatus, a copy of which is on file with the Town Clerk as a public record, be and is hereby adopted by title, and with such other additions and/or deletions as stipulated by the State of Colorado Electrical Board, and all future editions as amended, all to have the same force and effect as if set forth herein in every particular as the Code of Rules for all electrical methods, materials and fixtures within the Town. (Ord. 231, 2002; Ord. 187 §1, 1983)

15.08.020 Penalties.

Any person, firm or corporation who violates any provision of the *National Electrical Code* shall be deemed guilty of a misdemeanor and each such person 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 this code is committed, continued or permitted; and, upon conviction of any such violations, such person shall be punished by a fine of not less than twenty-five dollars (\$25.00) and not more than three hundred dollars (\$300.00), or imprisonment of not more than ninety (90) days, or by both such fine and imprisonment. (Ord. 231, 2002; Ord. 187 §3, 1983; Ord. 2004-9 §§7, 8)

15.08.030 Severability.

If any sentence, clause, phrase or section of the provisions of this code or its application to any person, firm or corporation or any circumstance is held to be invalid or unconstitutional by a decision of any court, such decision shall not affect the validity of the remaining portions of these codes. (Ord. 231, 2002)

15.08.040 Conflicting Code provisions, ordinances or resolutions.

All existing Town code sections, ordinances or resolutions that conflict with these provisions are hereby amended and/or repealed. (Ord. 231, 2002)

CHAPTER 15.12

Real Estate Development

15.12.010 Applicability.

This Chapter shall apply to any person, firm, partnership, corporation or business entity of any other nature which owns any real estate within the Town limits of the Town encompassing an area in excess of fifteen thousand (15,000) square feet, all of which is contiguous. (Ord. 178 §1, 1980)

15.12.020 Compliance with other ordinances.

Prior to the commencement of construction of any structure on real estate subject to regulation by this Chapter, such contractor, real estate developer or other entity shall comply in every respect with the Town's zoning and building ordinances as well as the Town's building code and shall file with the Town Clerk a plat designating the area to be developed by identification to lot numbers which plat shall designate areas for streets, gutters, curbs and sidewalks to be located within the area to be developed. (Ord. 178 §2, 1980)

15.12.030 Approval by Planning Commission.

The plat as so filed shall be submitted by the Town Clerk to the Planning Commission at the Commission's next regularly scheduled meeting for approval or conditions for approval, and the action of the Planning Commission taken by a majority vote of those members present shall be submitted to the Town Clerk who shall notify the contractor, real estate developer or other entity desiring to develop the area as designated within the plat submitted. (Ord. 178 §3, 1980; Ord. 2004-9 §11)

15.12.040 Prerequisite construction.

After the plat plan has been approved and all conditions required by the Planning Commission have been met, the contractor, real estate developer or other entity shall, prior to the commencement of actual structure construction, cause or otherwise, assure the Board of Trustees that all streets, gutters, curbs and sidewalks will be installed according to the specifications promulgated by the Planning Commission or as otherwise contained within the Town's building code, zoning regulations or other ordinances affected thereby. This provision shall be a strict prerequisite to the commencement of any other building activities by the contractor, real estate developer or other entity desiring to locate, construct or otherwise build any structure encompassed within the proposed plat. (Ord. 178 §4, 1980)

15.12.050 Prior conveyance.

This Chapter shall be deemed to apply to any third party that a contractor, real estate developer and/or entity of any nature, owning more than fifteen thousand (15,000) square feet of contiguous land within the Town limits of the Town, shall convey when such conveyance shall otherwise enable the third party to construct a single-family dwelling upon such property. (Ord. 178 §5, 1980)

15.12.060 Violation; penalty.

Violation of any of the provisions of this Chapter or failure to comply with the conditions thereof shall constitute a misdemeanor and, upon conviction thereof, shall be punishable by a fine not exceeding three hundred dollars (\$300.00). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable hereunder. (Ord. 178 §8, 1980)