

TOWN OF LA JARA, COLORADO

ORDINANCE NO. 2004-4

TITLE AND PURPOSE:

AN ORDINANCE RELATING TO THE REGULATION OF, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE TOWN OF LA JARA, COLORADO; ADOPTING BY REFERENCE THE 1997 EDITION OF THE UNIFORM BUILDING CODE, VOLUMES 1, 2, AND 3, OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REPEALING ALL ORDINANCES OF THE TOWN OF LA JARA, COLORADO, IN CONFLICT OR INCONSISTENT HEREWITH; AND PROVIDING A PENALTY FOR VIOLATION OF THE PROVISIONS OF SAID BUILDING CODE.

WHEREAS, the Board of Trustees of the Town of La Jara has made a thorough study of the 1997 Edition of the Uniform Building Code, Volumes 1, 2, and 3, and

WHEREAS, the Board is of the opinion that the same should be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AS FOLLOWS:

Section 1. Adoption. Pursuant to Title 31, Article 16, Parts 1 and 2, Colo. Rev. Stat. 1973, as amended, there is hereby adopted as the Building Code of the Town of La Jara, by reference thereto, the 1997 edition of the Uniform Building Code, Volumes 1, 2, and 3, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, CA 90601-2298, including the generic fire-resistive assemblies listed in the Fire Resistance Design Manual, Fourteenth Edition, dated April 1994, published by the Gypsum Association as referenced in Tables 7-A, 7-B and 7-C; including also Appendix Chapter 12, Division II; and including also Appendix Chapter 3, Divisions II, III, and IV; Appendix Chapter 4, Division I; Appendix Chapters 9; 10; 11; 12; 13; 15; 16, Division I; 18; 19; 29, 33; Appendix Chapter 34, Division I and III; and including also UBC Standard 19-1; American National Standard for Accessible and Useable Buildings and Facilities, A117.1-1992 (see Uniform Building Code Section 1101.2) published by the Council of American Building Officials; Chapter 22, Divisions I, II, III, VI, VII, IX, XI, National Design Specification for Wood Construction, Revised 1991 Edition (Chapter 23, Division III, Part 1) as modified or amended in the Uniform Building Code referenced herein, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the erection, construction, enlargement, alterations, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures for the purpose of protecting the public health, safety, and general welfare, providing for issuance of permits and collection of fees therefor; and each and all of the regulations provisions, conditions and terms of such Uniform Building Code, 1997 Edition, Volumes 1, 2, and 3, published by the International Conference of Building Officials, and the secondary publications referenced above, all of which are on file in the office of the La Jara Town Clerk, are hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. Amendment and Deletions.

(a) Section 101.3 - Scope - of Chapter 1 - ADMINISTRATION - of the above-cited code is hereby amended by the addition of the following two (2) paragraphs after the last paragraph of said Section 101.3:

- 1. "Whenever in the Uniform Building Code reference is made to the "Building Official", such reference shall mean the duly-appointed Building Inspector of the Town of La Jara."
2. "Whenever in the Uniform Building Code reference is made to the "Board of Appeals", such reference shall mean the Board of Adjustments of the Town of La Jara.

(b) Table 1-A --Building Permit Fees-- as referenced in Section 107.2 Permit Fees--of the above cited-code is hereby deleted in its entirety and replaced by the following table:

BUILDING PERMIT FEES

Table with 2 columns: TOTAL VALUATION and FEE. Rows include valuation ranges from \$1.00 to \$500.00 (None), \$501.00 to \$2,000.00 (\$5.00 plus \$1.00 per \$100), and \$2,001.00 to \$25,000.00 (\$20.00 plus \$3.00 per \$1000).

	additional thousand or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$89.00 for the first \$25,001.00 plus \$2.50 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$151.50 for the first \$50,001.00 plus \$1.50 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,000.00 and up	\$226.50 for the first \$100,000.00, plus \$1.50 for each additional thousand or fraction thereof.

Section 3. Code Copy. At least one (1) copy of the 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3 of the International Conference of Building Officials, certified to be a true copies, have been and now are 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 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3 finally adopted shall be available for sale to the public through the Office of the Town Clerk at a moderate price.

Section 4. Penalties.

- (a) The following penalty clause, contained in the 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3 is herewith set in full and adopted.

"Section 103 - VIOLATIONS. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code."

- (b) Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such persons 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 more than THREE HUNDRED DOLLARS (\$300.00) or by imprisonment for not more than ninety (90) days, or by both such fine and imprisonment.

Section 5. Savings Clause. If any part, section, subsection, sentence, clause, or phrase of this Ordinance or of the 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3 adopted hereby is for any reasons held to be invalid, such decisions, shall not affect the validity of the remaining sections of this Ordinance or of said 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3, the Board of Trustees hereby declares that it would have passed this Ordinance and adopted said Uniform Building Code in each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

Section 6. Repeal. Any or all ordinances or parts of ordinances of the Town of La Jara in conflict or inconsistent herewith are hereby repealed, **PROVIDED, HOWEVER**, that the repeal of any ordinance of the Town of La Jara shall not revive any other sections of any ordinance or ordinances heretofore repealed or superseded. Ordinance No. 1988-2, "AN ORDINANCE RELATING TO THE REGULATION OF, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE TOWN OF LA JARA, COLORADO; ADOPTING BY REFERENCE THE UNIFORM BUILDING CODE, 1985 EDITION, OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; REPEALING ALL ORDINANCES OF THE TOWN OF LA JARA, COLORADO, IN CONFLICT OR INCONSISTENT HEREWITH; AND PROVIDING A PENALTY FOR VIOLATION OF THE PROVISIONS OF SAID BUILDING CODE" is hereby specifically repealed in its entirety.

Section 7. Publication. The Town clerk shall certify to the passage of this Ordinance, cause notice of its contents and passage to be published or posted, and make not less than one (1) copy of the adopted 1997 edition of the *Uniform Building Code*, Volumes 1, 2, and 3, available for the inspection by the public during regular business hours.

Section 8. Effective Date. Whereas, an emergency exists in that this Ordinance is necessary for the immediate preservation of the public peace, health and safety, this Ordinance shall be in full force and effect from and after its final passage and publication.

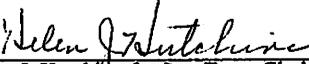
INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA AT A REGULARLY-SCHEDULED MEETING OF THE BOARD AT WHICH A MAJORITY OF THE BOARD WAS PRESENT THIS 9th DAY OF SEPTEMBER, 2004.

THE BOARD OF TRUSTEES OF THE TOWN
OF LA JARA

(Town Seal)

By: 
Austin Valdez, Mayor

Attest:


Helen J. Hutchins, La Jara Town Clerk

Date of Publication Sept 21, 2004.