

ORDINANCE NO. 2013 - 1

TITLE AND PURPOSE:

AN ORDINANCE REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES, ADOPTING BY REFERENCE THE 2012 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE*, REPEALING ALL ORDINANCES OF THE TOWN OF LA JARA, COLORADO, IN CONFLICT OR INCONSISTENT HEREWITH; AND PROVIDING A PENALTY FOR THE VIOLATION OF THE PROVISIONS OF SAID CODE.

WHEREAS, the Board of Trustees of the Town of La Jara has made a thorough study of the 2012 edition of the *International Property Maintenance Code*, 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 parts 1 and 2 of Article 16 of Title 31 and part 4 of Article 15 of Title 30, C.R.S., there is hereby adopted as the Property Maintenance Code of the Town of La Jara, Colorado, by reference the 2012 edition of the *2012 International Property Maintenance Code*; as published by the International Code Council, Inc., 4051 West Flossmoor Road, County Club Hills, IL 60478-5795. The subject matter of the adopted code includes comprehensive provisions and standards regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structure are safe, sanitary and fit for occupation and use, and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Town of La Jara, providing for the issuance of permits and collection of fees therefore, and repealing any and all other ordinances or parts thereof in conflict therewith., a copy of which is on file in the office of the La Jara Town Clerk which is hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. Amendments and Deletions.

- A. Whenever in the code herein set forth reference is made to the "Building Officer" or such other similar designation, such reference shall mean the duly-appointed Building Inspector of the Town of La Jara.

B. Whenever in the code herein set forth reference is made to the “Board of Appeals” or such other similar designation, such reference shall mean the Board of Adjustments of the Town of La Jara.

C. The following sections of the Code are hereby revised:

Section 101.1. Insert **Town of La Jara.**

Section 103.5. Insert **\$30.00 per hour or fraction thereof with a \$30.00 minimum.**

Section 112.4. Insert **:\$100.00; \$300.00.**

Section 302.4. Insert: **8 inches.**

Section 304.14. Insert: **1st of May to 1st of November.**

Section 602.3. Insert: **1st of September to 1st of June.**

Section 602.4. Insert: **1st of September to 1st of June.**

Section 3. Code Copies: At least one (1) copy of the *2012 International Property Maintenance Code* of the International Code Council, certified to be a true copy, has been and is now on file in the Office of the La Jara Town Clerk and may be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Mondays through Friday, holidays excepted. Copies of said Codes as finally adopted shall be available for sale to the public through the Office of the La Jara Town Clerk at a moderate price, but not less than actual cost to the Town of La Jara.

Section 4. Penalties:

A. Any penalty clauses in the code referenced herein are hereby deleted in its entirety and replaced by the following:

1. Any person, firm, or corporation violating any of the provisions of the code as herein referenced 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 such 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 \$300.00 or by imprisonment for not more than 30 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 code herein referenced and adopted hereby is for any reasons held invalid, such decisions shall not affect the validity of the remaining sections of this Ordinance, or of said 2012 edition of the herein referenced 2012 Code, the Board of Trustees hereby declares that it would have passed this Ordinance and adopted said 2012 edition of the Code as herein referenced in each part, section, subsection, sentence,

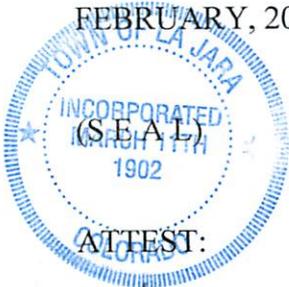
clause, or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 6, Repeal: Any and 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 ordinances of the Town of La Jara shall not revive any other sections or any ordinance or ordinances heretofore repealed or superseded.

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 *2012 International Property Maintenance Code* available for the inspection thereof 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.

DULY PASSED, APPROVED AND ADOPTED BY AN AFFIRMATIVE VOTE OF A MAJORITY OF THE MEMBERS OF THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA PRESENT AT A REGULAR MEETING OF THE BOARD OF TRUSTEES HELD ON FEBRUARY 12, 2013, AND SIGNED THIS 12TH DAY OF FEBRUARY, 2013.



ATTEST:

Shawn Pagnotta
Shawn Pagnotta
La Jara Town Clerk

TOWN OF LA JARA, COLORADO

By: Larry Zaragoza
Larry Zaragoza, Mayor

DATE OF PUBLICATION: _____.