

ORDINANCE NO. 712

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2006 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, THE INTERNATIONAL PLUMBING CODE, 2006 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION, THE NATIONAL ELECTRICAL CODE, MOST CURRENT EDITION, AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL.

RECEPTION#: 2008005914, 06/13/2008 at
01:56:13 PM,
1 OF 12, R \$61.00 , Additional Names
Fee: Doc Code:ODC
Sara L. Rosene, Grand County Clerk,
Colorado

WHEREAS, the Town of Granby, County of Grand, State of Colorado is authorized, pursuant to the provisions of Section 31-16-201 et seq., C.R.S. to adopt by reference Building Regulations within the limits of the Town of Granby; and

WHEREAS, on June 10, 2008, the Granby Board of Trustees held a public hearing, as required by Section 31-16-203, C.R.S., and

WHEREAS, one copy of each of the aforementioned codes, certified by the Mayor and Clerk to be true copies, have been kept in the office of the Clerk for public inspection for at least 15 days prior to the enactment hereof;

NOW THEREFORE BE IT ORDAINED BY THE GRANBY BOARD OF TRUSTEES AS FOLLOWS:

SECTION I: THAT Chapter 1, Article 4, of the Granby Town Code, hereinafter referred to as the Building Regulations, is repealed in part and reenacted as follows:

Part 4-1-1 Primacy of Certain Granby Regulations

In the event the provisions of the Building Regulations set forth herein, either directly or by reference, conflict with (1) any specific Granby Town Code provisions, including but not limited to dimensional standards or architectural standards or (2) any provisions of a planned development overlay district preliminary or final plan or other development agreement, resolution or ordinance adopted by the Town Board of Trustees, the specific Granby Town Code provisions or provisions of the agreement, resolution or ordinance adopted by the Town Board shall govern and control.

Part 4-1-2 Penalties

- (a) Any person as defined herein, who erects, constructs, enlarges, alters, repairs, moves, improves, converts, equips, uses, occupies or maintains any buildings or structure in the Incorporated limits of the Town of Granby or causes the same to be done, contrary to or in violation of any of the provisions of this Code, as to in violation of any of the provisions of this Code, as amended, shall be deemed guilty of a municipal ordinance violation, and upon conviction hereof, shall be

fined not more than Three Hundred Dollars (\$300.00). Each day such violation persists shall constitute a separate and distinct offense.

- (b) Where work for which a permit is required under these Codes is started, prior to obtaining a required permit, fees as specified in said Code shall be doubled, but the payment of such double fees shall not relieve any persons from fully complying with the requirements of these Codes in the execution of their work or from any other penalties prescribed herein.
- (c) In addition to other remedies provided by law, the Town may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

Part 4-1-3 Water and Sewer Connection Fees and Other Payments Required

Any provisions to the contrary notwithstanding, no Building Permit shall be issued for construction within the Town of Granby unless and until all applicable water plant investment fees and other water charges have been paid to the Town, or the requisite permit for drilling a water well has been obtained from the Town. No Building Permit shall be issued for construction within the Town of Granby until satisfactory evidence is presented of sewer tap fee charges paid to the appropriate sanitation district, or other satisfactory evidence is presented for the disposal of sewerage. No Building Permit shall be issued for construction within the Town of Granby unless and until all use taxes or other taxes or charges owed to the Town have been paid in full by the applicant.

Part 4-1-4 International Building Code

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 and Appendix Chapter I, is hereby adopted by reference as the Town of Granby Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

IBC Section 101.1. IBC Section 101.1 (Title) is amended by the addition of the term "Town of Granby" where indicated.

IBC Section 101.4.1. IBC Section 101.4.1 (Electrical) is amended by replacing "ICC Electrical Code" with "adopted electrical code".

IBC Section 101.4.4. IBC Section 101.4.4 (Plumbing) is amended by deletion of the last sentence.

IBC Section 101.4.6. 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".

IBC Section 108.6. 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."

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

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

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

IBC Section 202. 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.

IBC Section 1013.1. 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.

IBC Section 1612.3. IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Town of Granby" where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town.

IBC Section 2301.2. IBC Section 2301.2 is amended by adding the following sentence to the first paragraph:

"The use of load duration factors for snow load shall not be permitted in any of the following methods."

IBC Section 3401.3. 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 "adopted electrical code"

IBC Section 3410.2. IBC Section 3410.2 (Applicability) is amended by the insertion of July 19, 2008, the effective date of building codes for the town where indicated.

Part 4-1-5 International Residential Code

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, is hereby adopted by reference as the Town of Granby Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

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

IRC Section R108.5. 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 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."

IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection 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 or 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."

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

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Zoning Adjustments.”

IRC Section R202. IRC Section R202 (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 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.

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

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

Roof Snow Load	Wind Speed (mph)	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					
45	90	B	Severe	30 in.	Slight to Moderate	-8	YES	Per Town Ordinance	2000	40°F

IRC Section R312.1. 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.”

IRC Section R401.2. 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 State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

IRC Section G2415.9. 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."

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

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

IRC Section G2445. IRC Section G2445 (Unvented Room Heaters) is deleted in its entirety.

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

IRC Section P3103.1. IRC Section P3103.1 (Roof extension) is amended by filling in both areas where indicated to read "12 inches (152.4 mm)".

Part 4-1-6 International Mechanical Code

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, is hereby adopted by reference as the Town of Granby Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

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

IMC Section 903.3. IMC Section 903.3 (Unvented gas log heaters) is amended by the replacing all text with "Unvented gas log heaters are prohibited".

Part 4-1-7 International Fuel Gas Code

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, is hereby adopted by reference as the Town of Granby Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

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

IFGC Section 404.9. 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."

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

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

IFGC Section 614.6.1. IFGC Section 614.6.1 (Maximum length) is amended by deleting the exception in its entirety.

Part 4-1-8 International Plumbing Code

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, is hereby adopted by reference as the Town of Granby Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

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

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

IPC Section 904.1. IPC Section 904.1 (Roof extension) is amended by inserting the number "12" (152.4 mm) where indicated in the second sentence.

Part 4-1-9 International Energy Conservation Code

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 43 inclusive and Appendix Chapters G & H, is hereby adopted by reference as the Town of Granby Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

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

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

IECC Section 101.1. IECC Section 101.1 (Title) is amended by the addition of the term "Town of Granby" where indicated.

Part 4-1-10 National Electrical Code

The National Electrical Code, most current edition as adopted by the State of Colorado, is hereby adopted by reference as the Town of Granby Electrical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Part 4-1-11 Uniform Code for the Abatement of Dangerous Buildings

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition as published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California, 91790, Chapters 1 through 9 inclusive, is hereby adopted by reference as the Town of Granby Abatement of Dangerous Buildings Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Part 4-1-12 Building Permit and Building Department Services Fee Schedule

VALUATION DATA

The determination of value or valuation for purposes of determining and assessing the applicable building permit fee shall be made by the building official. The value of a project will be based on the stated value on the building permit application, or by applying the most recent Building Valuation Data* from the "Building Safety Magazine" published by The International Conference of Building Officials, whichever is greater. The valuation shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment and including profit and labor.

Additional Valuation Square Foot Construction Costs*

Type of Structure	Cost Per Square Foot
Unfinished Basement	\$19.20
Carports	\$17.30
Pole Barns	\$17.30
Decks	\$17.30

BUILDING PERMIT AND PLAN REVIEW FEES

TABLE 1-A – FEE SCHEDULE
BUILDING PERMIT AND PLAN REVIEW FEES

Building Permit Fees:	
Total Valuation	Fee
• \$1.00 to \$500.00	\$23.50
• \$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00
• \$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
• \$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
• \$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
• \$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
• \$500,001.00 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
• \$1,000,001.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

PLAN REVIEW FEE: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be 65% of the building permit fee as set forth above.

ELECTRICAL PERMIT FEES – Effective July 01, 2009

Electrical fees charged by the municipality will be scaled at 1.15 from current version of the State of Colorado Fee Schedule per Colorado Revised Statutes, Article 23, Section 12-23-117 which states: Because electrical inspections are matters of statewide concern, the maximum fees, established annually, chargeable for electrical inspection by any city, town, county, or city and county shall not be more than fifteen percent above those provided for in this section, and no such local government shall impose or collect any other fee or charge related to electrical inspections or permits.

OTHER FEES

Inspections outside of normal business hours Note: Fees to be charged directly to applicant (2 hour minimum)	\$100.00 hourly
Reinspection Fees (work not ready for inspection or called for corrections not made)	\$80.00
Inspections for which no fee is specifically indicated	\$100.00 hourly
Additional plan review required by changes, additions or revisions to or revisions to the approved plans Note: Fees to be charged directly to the applicant.	\$100.00 hourly
Stock/Same As Plan Review – No Change	\$225.00
Stock/Same As Plan Review – Minor Change	\$450.00
Pre-Move Inspections – Within 30 miles of Granby	\$200.00
Pre-Move Inspections – Over 30 miles from Granby	\$350.00
Use of Outside Consultants and Subcontractors	Actual Cost of Service
Single Stop Fees:	
Air Conditioner	\$100.00
Demolition	\$ 75.00

Fence (over 6 feet in height)	\$ 75.00
Furnace/Boiler	\$100.00
Lawn Sprinkler System	\$ 75.00
Roof (re-shingle)	\$100.00
Siding	\$100.00
Small Sign (no foundation)***	\$ 75.00
Water Heater	\$ 75.00
Window Replacement**	\$100.00

**For window replacement projects where the window sizes are not changing, this fee schedule applies. However, if window sizes are being changed or structural changes are being made to accommodate new windows, it will be necessary for SAFEbuilt to perform a plan review on the project, and the fees will be based on the total project valuation.

***Signs with a foundation require that SAFEbuilt Colorado perform a plan review on the project, fees will be based on the total project valuation.

FACTORY-BUILT HOME, MANUFACTURED HOMES and MOBILE HOME PERMIT FEE SCHEDULE:

Block & Tie	\$450.00
Temporary / Accessory	\$250.00
Permanent Foundation	Fee will be calculated on valuation of foundation plus \$450.00.

Part 4-1-13 Revision of Fees. The Granby Board of Trustees may revise the fees set forth herein from time to time by resolution duly adopted.

Part 4-1-14 Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Part 4-1-15 Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Part 4-1-16 Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become effective at 12:00 a.m. on June 12, 2008.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY AFTER PUBLIC HEARING AND SIGNED THIS 10TH DAY OF JUNE, 2008.



Votes Approving:	5
Votes Opposed:	1
Absent:	1
Abstained:	0

ATTEST:

BOARD OF TRUSTEES OF THE
TOWN OF GRANBY, COLORADO

Deborah K. Hess, CMC
Town Clerk

By:

Edmond Rafferty
Mayor Pro Tem