

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ADOPTING BY REFERENCE THE WELD COUNTY BUILDING CODE, AS AMENDED, AND WHICH CODE ADOPTS BY REFERENCE THEREIN AS SECONDARY CODES, THE UNIFORM BUILDING CODE, 1979 EDITION, INCLUDING THE UNIFORM BUILDING CODE APPENDIX, 1979 EDITION, AND THE UNIFORM BUILDING CODE STANDARDS, 1979 EDITION, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; AND THE UNIFORM MECHANICAL CODE, 1979 EDITION, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; AND THE NATIONAL ELECTRICAL CODE, 1978 EDITION, PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION; AND THE UNIFORM PLUMBING CODE, 1976 EDITION, PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1979 EDITION, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF THE BUILDING OFFICIALS; PROVIDING PENALTIES FOR VIOLATIONS OF THE PROVISIONS OF THESE CODES AND THIS ORDINANCE; SETTING FORTH AMENDMENTS TO THE PUBLISHED CODES, IF ANY; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES: PROVIDING FOR THE MAINTENANCE OF OFFICIAL COPIES OF SUCH CODES; PROVIDING FOR THE SALE OF COPIES OF SUCH CODES; PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED BY REFERENCE HEREIN.

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, has determined that it is necessary and expedient that the above referenced Codes be adopted for the health, safety and welfare of the citizens and residents of the Town of Mead, Colorado, and

WHEREAS, the Statutes of the State of Colorado provide for the adoption of such Codes by reference, therefore:

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

Section 1. Code Adopted. The Weld County Building Code, as amended to the date of this Ordinance, by the Weld County Commissioners, Weld County, Colorado, is hereby adopted and enacted by reference. The purpose of said Code is to preserve and protect the public health, safety and general welfare and the safety, protection and sanitation of dwellings, buildings and structures in the Town of Mead.

Section 2. Secondary Codes. The following secondary codes as adopted by reference in The Weld County Building Code are hereby adopted and enacted by reference:

- a.) Uniform Building Code. The publications of the International Conference of Building Officials known as the Uniform Building Code, including the Uniform Building Code Appendix (EXCEPT FOR CHAPTER 53 OF THE APPENDIX AND SECTION 1110 OF CHAPTER 11 OF THE APPENDIX), 1979 Edition and the Uniform Building Code Standards, 1979 Edition, are incorporated by this reference as a part of this Building Code for the purpose of establishing standards for the construction and inspection of dwellings, buildings and structures and the issuance of building permits in The Town of Mead, Colorado, as amended by the Weld County Building Code.
- b.) Uniform Mechanical Code. The publication, including appendices A, B, and C, of the International Conference of Building Officials known as the Uniform Mechanical Code, 1979 Edition, is incorporated by this reference as a part of this Building Code for

the purpose of providing for the inspection of heating, ventilating, cooling, and refrigeration equipment and the issuance of mechanical permits in the Town of Mead, Colorado, as amended by the Weld County Building Code.

- c.) The National Electrical Code, 1978 Edition, promulgated by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210. The purpose of said Code is to protect and safeguard the health and safety of the residents of the Town of Mead from the hazards arising from the use of electricity and provides for establishing standards for the inspection of electrical installation in public and private structures, including mobile homes, and other premises such as yards, lots and industrial substations, as amended by the Weld County Building Code.
- d.) The Uniform Plumbing Code, 1976 Edition, as promulgated by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032. The purpose of said Code is to protect the health and sanitation of the residents of the Town of Mead by providing minimum standards for the erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system, as amended by the Weld County Building Code.
- e.) The Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, as promulgated by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601. The purpose of said Code is to protect the residents of the Town of Mead from unsafe buildings or structures which could endanger the life, limb, health, morals, property, safety or welfare of such residents. The Code sets standards for the repair, demolition, and vacation of such unsafe buildings or structures, as amended by the Weld County Building Code.

Section 3. Amendments. The Weld County Building Code, and the secondary codes adopted therein by reference as described and adopted in Section 2 of this Ordinance are hereby amended as follows:

- a.) The Weld County Building Code is amended by substituting the words "The Town of Mead" in lieu of the words "Weld County" or "County of Weld" wherever said words may appear in The Weld County Building Code.
- b.) The Weld County Building Code is amended by substituting the words "Board of Trustees of the Town of Mead" in lieu of the words "Board of County Commissioners" wherever said words may appear in The Weld County Building Code.
- c.) Section 20.1.6 of The Weld County Building Code is amended by the deletion thereof from said Code.
- d.) Section 30.19 of The Weld County Building Code is amended by deleting said provision and in lieu thereof adopting a new Section 30.19 as follows:

30.19 Board of Appeals.

In order to determine the suitability of alternate

materials and methods of construction and to provide for reasonable interpretation of the provisions of the Building Code, there is hereby created an appeal procedure whereby the Board of Trustees of the Town of Mead shall make all final decisions concerning the suitability of alternate methods of construction, of alternate materials and make final interpretations as to the Building Code.

e.) Section 40.1 is amended by deleting said subsection and in lieu thereof adopting a new Section 40.1 as follows:

40.1 Violation.

1. Any person, firm or corporation violating this Building Code or any provision of applicable state law, is guilty of a violation of this Ordinance and, upon conviction thereof, shall be punished by a fine of not more than THREE HUNDRED AND NO/100 (\$300.00) DOLLARS, or by imprisonment for not more than NINETY (90) days, or by both such fine and imprisonment. Each day during which such illegal erection, construction, reconstruction, alteration, maintenance of use continues, shall be deemed a separate offense. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used or maintained in violation of this Building Code, or of any provisions of applicable state law, the Town Attorney of the Town of Mead, Weld County, Colorado, or any owner of real estate within the area, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, remodeling or use.

Section 4. Validity. Should any section, clause, sentence, or part of this Ordinance be adjudged by any Court of competent jurisdiction to be unconstitutional and/or invalid, the same shall not affect the validity of the Ordinance as a whole or part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Conflicts. Any part of any Ordinance which is in conflict herewith is hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after the date of final passage, approval, and publication.

Passed and adopted, signed and approved and ordered published this 5 day of May, 1980.

Robert G. Clark
Mayor

ATTEST:

Debra J. McDaniel
Town Clerk