

ORDINANCE NO. 109

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ADOPTING BY REFERENCE THE WELD COUNTY BUILDING CODE, AS AMENDED THROUGH DECEMBER 30, 1981, AND WHICH CODE ADOPTS BY REFERENCE THEREIN AS SECONDARY CODES, THE UNIFORM BUILDING CODE, 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; AND THE UNIFORM SWIMMING POOL CODE, 1976 EDITION, PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; AND THE ENERGY CONSERVATION STANDARDS, COLORADO MODEL ENERGY EFFICIENCY CONSTRUCTION AND RENOVATION STANDARDS FOR NON-RESIDENTIAL BUILDINGS, 1978 EDITION, PROMULGATED BY THE STATE OF COLORADO; 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 through December 30, 1981, 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, with the following amendments to the Uniform Building Code:

1.) The last sentence of Section 1204 of said Code concerning exit facilities is amended to read: "Where windows are provided as a means of egress or rescue, they shall have a finished sill height not more than forty-eight (48) inches above the floor."

2.) Section 2517 (c.) 6. concerning foundation ventilation is amended to read as follows: "Underfloor areas

shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. If the ground is covered with a membrane, the ventilation area can be one-fifteen hundredths (1/1,500) of the area.

If the ground is not covered with a membrane, such opening shall have a net area of not less than one and a half square feet for each twenty-five linear feet of exterior wall. Openings shall be located as close to corners as practicable and shall be covered with corrosion resistant wire mesh not less than one-quarter inch nor more than one-half inch in any dimension. Either open or closable type vents may be used. If a closable type vent is used and there is a furnace in the crawl space, a positive supply must be installed for combustion air requirements."

b.) Uniform Mechanical Code. The publication, including appendixes 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, with the following amendments to the Uniform Mechanical Code:

1.) Section 2207, concerning liquified petroleum gas facilities and piping, subsections 5 and 6 are amended to read:

"#5. Liquified petroleum gas facilities shall not be located under show windows or interior stairways, in engine boiler, heater or electric meter rooms. When not prohibited by any other regulations, approved liquified petroleum gas metering devices may be located in the open under exterior stairways."

"#6. Liquified petroleum gas piping shall not serve any gas water heater located in a pit where heavier than air gas might collect to form a flammable mixture."

2.) Section 2207 is further amended by the addition of a subsection 10., to read: "Liquified petroleum gas facilities may be used in crawl spaces upon approval by the Director of Building Inspection if appropriate sensors are installed or if the topography surrounding the structure allows for a natural drainage of the gas away from the structure."

3.) The first paragraph of Section 1005 of the Uniform Mechanical Code, 1979 Edition, is amended to read as follows: "Every supply and return air duct and plenum of a heating or cooling system shall be insulated with not less than the amount of insulation set forth in Table #10-D except for ducts and plenums used exclusively for evaporative cooling systems and except for heating system ducts and crawl spaces with a furnace installed in the same crawl space. Heating system ducts in a crawl space without a furnace shall be insulated with the equivalent of R-4 insulation."

c.) The National Electrical Code. The publication of the National Fire Protection Association, known as the National Electrical Code, 1978 Edition, NFPA No. 70-1981, is incorporated by this reference as a part of this Building Code for the purpose of establishing standards for the inspection of electrical installations and issuance of electrical permits in the Town of Mead, Colorado.

d.) Plumbing Code. The publication of the International Association of Plumbing and Mechanical Officials, known as the Uniform Plumbing Code, 1976 Edition, and the publication of the International Association of Plumbing and Mechanical Officials known as the IAPMO Installation Standards, adopted 1977 are incorporated by this reference as a part of this Building Code for the purpose of providing standards for the inspection of plumbing systems and the issuance of plumbing permits in the Town of Mead, Colorado, with the following amendments:

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1.) Section 409 (a.) of said code concerning drainage below curb and main sewer level is amended to read: "Drainage piping serving fixtures, the flood level rims of which are located below the elevation of the curb or property line, at the point where the building sewer crosses under the curb or property line, and above the crown gravity into the main sewer, and may be protected from backflow of sewage by installing an approved type back water valve, and each back water valve shall be installed only in that branch or section of the drainage system which receives the discharge from fixtures located below the elevation of the curb or property line."

2.) Section 904 (b.) of said Code relating to connections is deleted.

3.) Section 1215 of said Code concerning liquified petroleum gas facilities in piping subsections (e.) and (f.) are amended to read as follows: "(e.) Liquified petroleum gas facilities shall not be located in any pit under show windows or interior stairways, in engine boiler, heater, or electric meter rooms. When not prohibited by another regulation, approved liquified petroleum gas metering devices may be located in the open, under exterior stairways." "(f.) Liquified petroleum gas piping shall not serve any gas water heater located in a pit where heavier than air gas might collect to form a flammable mixture."

4.) Section 1215 of said Code is further amended by the addition of a subsection (j) to read: "Liquified petroleum gas facilities may be used in crawl spaces upon approval by the Director of Building Inspection if appropriate sensors are installed or if the topography surrounding the structure allows for a natural drainage of the gas away from the structure."

e.) Uniform Code for the Abatement of Dangerous Buildings. The publication of the International Conference of Building Officials known as the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is incorporated by this reference as a part of this Building Code for the purpose of establishing standards for the abatement of unsafe buildings by repair, rehabilitation, demolition or removal, Town of Mead, Colorado.

f.) Uniform Swimming Pool Code. The publication of the International Association of Plumbing and Mechanical Officials known as the Uniform Swimming Pool Code, 1976 Edition, is incorporated by this reference as a part of this Building Code for the purpose of establishing standards for the inspection of swimming pool plumbing systems and the issuance of plumbing and mechanical permits in the Town of Mead, Colorado.

g.) Energy Conservation Standards. The publication of the State of Colorado known as Energy Conservation Standards, Colorado Model Energy Efficiency Construction and Renovation Standards for Non-Residential Buildings, 1978, is incorporated by this reference as a part of this Building Code for the purpose of establishing Energy Conservation Standards for the construction of non-residential buildings in the Town of Mead, Colorado, with the following modifications and additions:

1.) Section 105.0 of the above incorporated Code is amended to read: "With each application for a building permit, plans, specifications, and a statement of design compliance with the Code shall be submitted. Where State statutes require design by an architect or engineer, the statement of compliance shall be prepared by an architect or engineer."

2.) Section 302.1, Exterior Design Conditions, shall use the following values:

Winter Design Dry Bulb	-5 <sup>o</sup> F
Summer Design Dry Bulb	88 <sup>o</sup> F
Summer Design Wet Bulb	63 <sup>o</sup> F
Degree Days Heating	6,639
Degrees North Latitude	40 <sup>o</sup> F

3.) Table 5-1 shall use the following values for non-residential buildings:

Element		Mode	Value
Walls	3 stories or Less	Heating	UO 0.26
		Cooling	OTTV 33.5
	Over 3 Stories	Heating	UO 0.32
		Cooling	OTTV 33.5
Roof/Ceiling		Heating or Cooling	UO 0.07
Floors over Unheated spaces		Heating	UO 0.08
Slab on Grade		Heating	R-Value*
Solar Factor		Cooling	127

Values shall be determined by using the graphs (figures 2, 3, 4, 5, and S) using heating degree days as specified in Section 302.1.

\*See Figure 2

4.) Heating system ducts in crawl spaces with a furnace installed in the crawl space may be uninsulated. Heating system ducts in a crawl space without a furnace shall be insulated with the equivalent of R-4 insulation.

Section 3. Amendments. The Weld County Building Code, is 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.) The Weld County Building Code is amended by substituting the words "the Town Clerk of the Town of Mead or the Clerk's designated representative" in lieu of the following:

- 1.) Division of Building Inspection;
- 2.) Department of Planning Services;
- 3.) Director of Building Inspections;
- 4.) Division of Zoning.

d.) A new paragraph shall be added to The Weld County

Building Code as follows:

30.8.6.2 Additional Fee. An administrative fee of \$15.00 shall be paid to the Town of Mead for each permit requested under this Code, said fee shall be in addition to all other fees required.

e.) 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.

f.) Paragraph 40.1.1 is amended by deleting said subsection and in lieu thereof adopting a new Section 40.1.1 as follows:

40.1.1 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 for 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.

In the opinion of the Board of Trustees of the Town of Mead, Weld County, Colorado, this Ordinance is necessary for the immediate protection and preservation of the public health, safety, convenience, and general welfare, and it is enacted for that purpose and shall be in full force and effect after its passage and final publication.

Approved, adopted, and ordered published by the Board of Trustees of the Town of Mead, on the \_\_\_\_ day of \_\_\_\_\_, 1983.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk