

ORDINANCE NO. 121

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, 1982 EDITION, INCLUDING THE UNIFORM BUILDING CODE APPENDIX, 1982 EDITION, AND THE UNIFORM BUILDING CODE STANDARDS, 1982 EDITION, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; AND THE UNIFORM MECHANICAL CODE AND APPENDICES A, B, AND C, 1982 EDITION, PROMULGAED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; AND THE NATIONAL ELECTRICAL CODE, 1981 EDITION, PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION; AND THE UNIFORM PLUMBING CODE AND APPENDICES A, B, C, D, E, AND H AND THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL STANDARDS, 1982 EDITION, PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1982 EDITION, PROMULGATED BY THE INTERNATIONAL CONFERENCE OF THE BUILDING OFFICIALS AND THE UNIFORM SWIMMING POOL CODE, 1982 EDITION, PROMULGATED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL 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 November 22, 1983, 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 CHAPTERS 1, 12, AND 53 OF THE APPENDIX AND SECTION 1110 OF CHAPTER 11 OF THE APPENDIX), 1982 Edition and the Uniform Building Code Standards, 1982 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 hereinafter amended.
- 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, 1982 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 hereinafter amended.
- c.) The National Electrical Code, 1981 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.
- d.) The Uniform Plumbing Code, 1982 Edition, including Appendices A, B, C, D, E, and H, and International Association of Plumbing and Mechanical Officials Installation Standards, 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 hereinafter amended.
- e.) The Uniform Code for the Abatement of Dangerous Buildings, 1982 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 hereinafter amended.

- f.) The Uniform Swimming Pool Code, 1982 Edition, as promulgated by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032. The purpose of the Code is to establish standards for the inspection of swimming pool plumbing systems and the issuance of plumbing and mechanical permits for the protection of the health and safety of the citizens of the Town of Mead.

Section 3. Amendments. The Weld County Building Code, November 22, 1983 Edition, and the secondary codes adopted therein by reference as described and adopted in Sections 1 and 2 of this Code 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.) Paragraph 10.3 of The Weld County Building Code is amended to read as follows:

10.3 Scope. This Code provides for the regulation of the construction, alteration, use and occupancy of dwellings, buildings and structures, together with plumbing, mechanical and electrical installations therein or in connection therewith, located in the incorporated areas of the Town of Mead, Weld County, Colorado. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in this Code.

- d.) Paragraph 10.4 of The Weld County Building Code is amended to read as follows:

10.4 Authority. This Code is adopted and administered under authority granted by Sections 31-16-201, et seq., and 31-15-601, et seq., CRS 1973.

- e.) Paragraph 11.1 of The Weld County Building Code is amended to read as follows:

11.1 Building Official. The terms "Building Official" and "Department of Planning Services" shall be defined as the "Mead Board of Trustees" or its authorized representative.

- f.) Paragraph 30.1.3 of The Weld County Building Code is hereby repealed.
- g.) Paragraph 30.1.4 of The Weld County Building Code is hereby repealed.
- h.) Paragraph 30.1.12 of The Weld County Building Code is hereby repealed.
- i.) Paragraph 91 (including 91.1 through 91.7) of The Weld County Building Code is hereby repealed and re-enacted as follows:

91 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.

- j.) Section 93.1 of The Weld County Building Code is hereby repealed and re-enacted as follows:

93.1 Violation. 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.

k.) The Uniform Building Code, 1982 Edition, is hereby amended as follows:

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

2) The first sentence of the second paragraph of Section 1214 of said code concerning windows between a carport and a dwelling is amended to read: Windows between the carport and dwelling may be openable."

l.) The Uniform Mechanical Code, 1982 Edition, including Appendix B is hereby amended as follows:

1) The first paragraph of Section 1005 of the Uniform Mechanical Code, 1982 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.

2) Section 504, paragraph 4, concerning liquified petroleum gas appliances is deleted.

3) Appendix B, Section 2215, concerning liquified petroleum gas facilities and piping paragraphs 5 and 6 are amended to read:

#5. 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, liquified petroleum gas meter-

ing devices may be located in the open under exterior stairways.

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

4) Appendix B, Section 2215 is further amended by the addition of a subparagraph 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.

m.) The Uniform Plumbing Code, 1982 Edition, is hereby amended as follows:

1) Section 409 (a.) of said code concerning drainage below curb and main sewer level is amended to read: "Drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such drainage piping may be protected from backflow of sewage by installing an approved type backwater valve."

2) Section 904 (b.) of said Code relating to connections is amended to read: "Fixtures having concealed slip-joint connections shall be provided with an access panel or utility space at least twelve (12) inches (.3m) in its least dimension and so arranged without obstructions as to make such connections readily accessible for inspection and repair. Provided, however, that concealed fixture connections of drawn brass tubing not less than 17B & S gauge (.045") (1.1mm) or made of ABS or PVC and made without slip joints need not be provided with access panels.

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 crawlspace, pit, under show windows or interior stairways, in engine boiler, heater, or electrical 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 or crawl space 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."

n.) The Uniform Code for the Abatement of Dangerous Buildings, 1982 Edition, is hereby amended as follows:

1) Section 205 is deleted.

2) Section 301 - Delete reference to "Housing Code".

3) Section 501(a)(1) - Should be amended to read as follows: A heading in the words "Before the Code Board of Appeals in and for the County of Weld, State of Colorado".

4) Section 601(a) should be deleted. Under (c), the word "phonographic" should be changed to "stenographic" and the last sentence should say, "Such fees shall be as previously established by the Board of County Commissioners, but shall, in no event, be greater than the cost involved."

5) Section 602 - The notice requirement shall read: "You are hereby notified that a hearing will be held before the Weld County Code Board of Appeals at _____ on the _____ day of _____, 19____, at the _____ hour of ____m., upon the notice and order served upon you. You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you."

6) Delete Section 603.

7) Delete Section 605(b), (c), (d), (e), (f).

8) Section 701(a)(3) shall read: "The Board of County Commissioners, upon the request of the Building Official may, in addition to any other remedy herein provided . . ."

9) Section 801(a) is amended to read as follows:
"Procedure. When any work of a repair or demolition is to be done pursuant to Section 701(c)(3) of this Code, the Board of County Commissioners shall issue an order directing the work to be accomplished by personnel of Weld County or by a private contract under the direction of a designated employee of the County. The plans and specifications therefor may be prepared by said employee, or he may employ such architectural and engineering assistance on a contractual basis as he may deem reasonably necessary. If any part of the work is to be accomplished by private contract, standard Weld County contractual procedures shall be followed."

10) Delete Section 802.

11) Section 901 - "Director of Public Work" shall be substituted for by "designated employee".

12) Section 904 - Report of the director shall also be report of "designated employee".

13) Procedures for the recovery of costs of repair of demolition under Chapter 9 of the Uniform Code for Abatement of Dangerous Buildings may be exercised only to the extent otherwise authorized by State law.

Section 4. All Ordinances, Resolutions, and Motions of the Board of Trustees of the Town of Mead or parts thereof, in conflict with the provisions of this Ordinance, are to the extent of such conflict hereby superseded and repealed.

Section 5. The Sections of this Ordinance are hereby declared to be severable, and if any section, provision, or part thereof shall be held unconstitutional or invalid, the remainder of this Ordinance shall continue in full force and effect, it being the legislative intent that this Ordinance would have been adopted even if such unconstitutional or invalid matter had not been included therein. It is further declared that if any provision or part of this Ordinance, or the application thereof to any person or circumstances, is held invalid, the remainder of this Ordinance and the application thereof to other persons shall not be effected thereby.

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 public health, safety, convenience, and general welfare, and it is enacted for that purpose and shall be in full force and effect after passage and final publication.

Approved, adopted and ordered published by the Board of Trustees
of the Town of Mead on this 13 day of February, 1984.

MAYOR:

Harvey O. Potts

ATTEST:

Beverly J. Marsh
Town Clerk