

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 892**

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 18 OF THE MEAD MUNICIPAL CODE AND ADOPTING BY REFERENCE AND AMENDING THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 INTERNATIONAL FUEL GAS CODE, THE 2018 INTERNATIONAL PLUMBING CODE, THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2017 NATIONAL ELECTRICAL CODE, THE 2006 INTERNATIONAL FIRE CODE, AND CHAPTER 30 OF THE WELD COUNTY CODE CONCERNING ON-SITE WASTE-WATER TREATMENT SYSTEM REGULATIONS, AND PROVIDING PENALTIES FOR CODE VIOLATIONS**

**WHEREAS**, the Board of Trustees of the Town of Mead (“Board of Trustees”) has the authority pursuant to C.R.S. § 31-15-401 and its general police powers to pass and enforce regulations which may be necessary or expedient for the promotion of the health, safety and welfare of the citizens of the Town of Mead (“Town”); and

**WHEREAS**, international building and construction standards have been developed and from time to time amended and updated by the International Code Council, Inc. (“ICC”), as set forth in the ICC’s International Code Series; and

**WHEREAS**, the Town previously adopted by reference Chapter 30 of the Weld County Code concerning sewage systems, the 2005 National Electrical Code, and earlier versions of the ICC’s International Code Series to collectively constitute the Town’s Building Code; and

**WHEREAS**, in furtherance of the public health, safety and welfare of the Town of Mead, the Board of Trustees desires to update the Mead Municipal Code to include the 2018 versions of the ICC’s International Code Series, the 2012 edition of the ICC’s International Energy Conservation Code, and the 2017 versions of Chapter 30 of the Weld County Code and the National Electrical Code (collectively, the “Codes”); and

**WHEREAS**, the Board held a public hearing, with proper notice provided in accordance with Title 31, Article 16, Part 2 of the Colorado Revised Statutes, to consider adoption of the Codes on the date, time and place noticed; and

**WHEREAS**, copies of the Codes are available in the Town Clerk’s Office located at Town Hall, 441 Third Street, Mead, CO 80542 for review and inspection by the public during regular business hours; and

**WHEREAS**, the Board has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the Codes, as amended herein, will further the health, safety and welfare of the public.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Amendment of Mead Municipal Code.** Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

## **CHAPTER 18**

### **Building Regulations**

**Article I General Provisions**  
Sec. 18-1-10. – Purpose.  
Sec. 18-1-20. – Fees.  
Sec. 18-1-30. – Administrative Abatement of Code Violations.  
Sec. 18-1-40. – Stop Work Orders.  
Sec. 18-1-50. – Repair, Vacation and Demolition Orders.  
Sec. 18-1-60. – Notice to Vacate Requirements.  
Sec. 18-1-70. – Unsafe Installations.  
Sec. 18-1-80. – Appeals.  
Sec. 18-1-90. – Violations and Penalty.

**Article II Building Code**  
Sec. 18-2-10. – Title.  
Sec. 18-2-20. – Adoption.  
Sec. 18-2-30. – Definition.  
Sec. 18-2-30. – Amendments.

**Article III Residential Code**  
Sec. 18-3-10. – Title.  
Sec. 18-3-20. – Adoption.  
Sec. 18-3-30. – Definition.  
Sec. 18-3-40. – Amendments.

**Article IV Mechanical Code**  
Sec. 18-4-10. – Title.  
Sec. 18-4-20. – Adoption.  
Sec. 18-4-30. – Definition.  
Sec. 18-4-40. – Amendments.

**Article V Fuel Gas Code**  
Sec. 18-5-10. – Title.  
Sec. 18-5-20. – Adoption.  
Sec. 18-5-30. – Definition.  
Sec. 18-5-40. – Amendments.

**Article VI Plumbing Code**  
Sec. 18-6-10. – Title.  
Sec. 18-6-20. – Adoption.  
Sec. 18-6-30. – Definition.

Sec. 18-6-40. – Amendments.

**Article VII Energy Conservation Code**  
Sec. 18-7-10. – Title.  
Sec. 18-7-20. – Adoption.  
Sec. 18-7-30. – Definition.  
Sec. 18-7-40. – Amendments.

**Article VIII Property Maintenance Code**  
Sec. 18-8-10. – Title.  
Sec. 18-8-20. – Adoption.  
Sec. 18-8-30. – Definition.  
Sec. 18-8-40. – Amendments.

**Article IX Existing Building Code**  
Sec. 18-9-10. – Title.  
Sec. 18-9-20. – Adoption.  
Sec. 18-9-30. – Definition.  
Sec. 18-9-40. – Amendments.

**Article X Swimming Pool and Spa Code**  
Sec. 18-10-10. – Title.  
Sec. 18-10-20. – Adoption.  
Sec. 18-10-30. – Definition.

**Article XI Electrical Code**  
Sec. 18-11-10. – Title.  
Sec. 18-11-20. – Adoption.  
Sec. 18-11-30. – Definition.

**Article XII Fire Code**  
Sec. 18-12-10. – Title.  
Sec. 18-12-20. – Adoption.  
Sec. 18-12-30. – Definition.  
Sec. 18-12-40. – Establishment and Duties of the Bureau of Fire Prevention.  
Sec. 18-12-50. – Amendments.

**Article XIII Sewage Systems Code**  
Sec. 18-12-10. – Title.  
Sec. 18-12-20. – Adoption.  
Sec. 18-12-30. – Amendments.

## ARTICLE I

### General Provisions

#### **Sec. 18-1-10. Purpose.**

The purpose of the codes adopted herein is to establish standards for and to regulate the materials, design and construction methods for the planning, design and construction of buildings and other improvements and to provide a comprehensive fire code. The standards established in this Chapter are the minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, and to provide a reasonable level of life safety to fire fighters and emergency responders during emergency operations.

#### **Sec. 18-1-20. Fees.**

- (1) Payment of fees. A permit shall not be valid until the fees, prescribed by law, have been paid; nor shall an amendment to a permit be issued until the additional fee, if any, has been paid.
- (2) Fee schedule. Fees for each permit shall be calculated and applied in accordance with the Town's fee schedule.
- (3) Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to, or concurrently with the work authorized by a building permit, shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

#### **Sec. 18-1-30. Administrative Abatement of Code Violations.**

Whenever the Building Official has inspected or caused to be inspected any building or premises and has found and determined that violations of this chapter exist, he or she shall commence proceedings to cause the correction of said violations. Article XII of this chapter shall be administered and enforced per Article XII.

- (1) Notice and order. The Building Official shall issue a notice and order directed to the record owner of the building or premises.
  - (a) The notice and order shall contain:
    1. The street address and a legal description sufficient for identification of the premises upon which the building or premises is located.
    2. A concise description of the conditions found to be in violation of this Chapter and including the specific section violated.

3. A statement of the action required to be taken as determined by the Building Official.
  - (b) The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one (1) copy thereof shall be served on each of the following if known to the Building Official or disclosed from official public records:
    1. The holder of any mortgage or deed of trust or other lien or encumbrance of record;
    2. The owner or holder of any lease of record; and
    3. The holder of any other estate or legal interest of record in or to the building, premises or the land on which it is located.
  - (c) The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him or her by the provisions of this Section.
- (2) Method of service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at his or her address as it appears on the last property assessment roll of the County or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice or to accept delivery of such notice shall not affect the validity of any proceedings taken under this Section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.
- (3) Proof of service. Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail, shall be affixed to the copy of the notice and order retained by the Building Official.
- (4) Notice to repair. If the Building Official has determined that a building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed sixty [60] days from the date of the order) and completed within such time as the Building Official shall determine is reasonable under all of the circumstances.

- (5) Notice to vacate. If the Building Official has determined that a building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the Building Official to be reasonable.
- (6) Notice to demolish structure. If the Building Official has determined that a building or structure must be demolished, the order shall require that the building be vacated within such time as the Building Official shall determine is reasonable (not to exceed sixty (60) days from the date of the order); that all required permits be secured therefor within sixty (60) days from the date of the order; and that the demolition be completed within such time as the Building Official shall determine is reasonable.
- (7) Failure to comply with order. If any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official may order the building or premises vacated and posted to prevent further occupancy until the work is completed, and may proceed to cause the work to be done and charge the costs thereof against the property or its owner.
- (8) Appeal of administrative orders. Any person having any record title or legal interest in the building or premises may appeal from the notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in this Chapter and filed with the Town Clerk within ten (10) calendar days from the date of receipt of such notice and order. Failure to appeal will constitute a waiver of all rights to an administrative hearing before the Board of Appeals and determination of the matter.

**Sec. 18-1-40. Stop Work Orders.**

Upon notice from the Building Official that work is being done contrary to the provisions of this Chapter or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars.

**Sec. 18-1-50. Repair, Vacation and Demolition Orders.**

The following standards shall be followed by the Building Official (and by the Board of Appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

- (1) Any building declared a dangerous building under this Chapter shall be made to comply with one (1) of the following:

- (a) The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair;
  - (b) The building shall be demolished at the option of the building owner; or
  - (c) If the building does not constitute an immediate danger to the life, limb, property or safety of the public, it may be vacated, secured and maintained against entry.
- (2) If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.

**Sec. 18-1-60. Notice to Vacate Requirements.**

- (1) Posting. Every notice to vacate shall, in addition to being served as provided in Section 18-1-30 of this Chapter, be posted at or upon each exit of the building and shall be in substantially the following form:

**DO NOT ENTER**

**UNSAFE TO OCCUPY**

**It is a misdemeanor to occupy this  
building, or to remove or deface this notice.**

**Building Official  
Town of Mead**

- (2) Compliance. Whenever such notice is posted, no person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a Certificate of Occupancy issued pursuant to the provisions of this Chapter.

**Sec. 18-1-70. Unsafe Installations.**

An installation that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this Chapter, is hereby declared an unsafe installation. Use of an installation regulated by this Chapter constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe installations are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

- (1) Authority to condemn installations.

- (a) Whenever the Building Official determines that any installation, or portion thereof, regulated by this Chapter has become hazardous to life, health or property, he or she shall order in writing that such installations either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective installation after receiving such notice.
  - (b) When such installation is to be disconnected, written notice as prescribed in Section 18-1-30 of this Chapter shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.
- (2) Authority to disconnect service utilities. The Building Official shall have the authority to require disconnection of utility service to the building, structure or system regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practicable thereafter.
- (3) Connection after order to disconnect. A person shall not make energy source connections to installations regulated by this Chapter which have been disconnected or ordered to be disconnected by the Building Official, or the use of which has been ordered to be discontinued by the Building Official, until the Building Official authorizes the reconnection and use of such installations.

When an installation is maintained in violation of this Chapter and in violation of a notice issued pursuant to the provisions of this Section, the Building Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

**Sec. 18-1-80. Appeals.**

- (1) General. In order to hear and decide appeals of orders, decisions or determination made by the Building Official relative to the application and interpretation of this chapter, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be comprised of the members of the Board of Trustees. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.
- (2) Application for appeal. A person shall have the right to appeal the decision of the Building Official to the Board of Appeals. An application for appeal shall be based on a claim that the true intent of this chapter or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this chapter do not fully apply or an equally good or better form of construction is proposed. Appeals must be made within ten (10) business days of receipt of a written notice of an order, requirement, decision



or determination of the Building Official. All appeals must be submitted in writing on forms provided by the Town and shall contain all information required by the form. Appeals are to be filed with the Town Clerk at Town Hall for processing.

- (3) Limitations of authority. The Board of Appeals shall have no authority to waive the requirements of this chapter.
- (4) Forms and other documentation required. The following forms are required to be submitted to perfect the appeal:
  - (a) The completed appeal form supplied by the Town;
  - (b) A copy of the order, requirement, decision or determination of the Building Official being appealed; and
  - (c) A statement of the relief requested and the legal and factual basis upon which it is sought.
- (5) Hearings before the Board of Appeals. The following provisions shall apply to and govern all hearings before the Board of Appeals:
  - (a) Date of hearing. Within thirty (30) days of the date upon which the Town Clerk receives a written appeal and all required attachments, the Town Clerk shall set the date of the hearing on the appeal before the Board of Appeals.
  - (b) Notice of hearing. Notice of the hearing before the Board of Appeals shall be given to all interested parties in the following manner:
    1. Publication. Notice of the date and time of the hearing, the property affected (including a legal description and address), the relief requested, and the name of the appellant shall be published pursuant to applicable laws and ordinances.
    2. Mailing. Notice of the date and time of the hearing, the property affected (including a legal description and address), the relief requested, and the name of the appellant shall be mailed by certified mail, return receipt requested, to the owner or occupant of the property affected by the appeal and, if not the owner or occupant of the property, the appellant. Notice shall be mailed at least fifteen (15) days prior to the date of the hearing.
  - (c) Conduct of hearing. All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard. The hearing shall be conducted as part of a scheduled meeting of the Board of Appeals in accordance with the following:

1. The hearing shall be conducted at the time and place designated in the public notice.
2. In the absence of a quorum, the meeting shall be called to order and continued to a time and date certain.
3. The Board of Appeals may continue a hearing for reasons other than the lack of a quorum for good cause shown.
4. No additional notice shall be required nor additional fees charged to the appellant for a continued hearing.
5. The petitioner may withdraw the appeal at any time prior to the close of the public hearing.
6. The public hearing shall be recorded. A verbatim transcript of the hearing will be made upon request, and the requesting party shall be responsible for paying the entire cost of producing such transcript.
7. The Board of Appeals may request legal counsel from the Town Attorney.
8. In deliberating and deciding the appeal, the Board of Appeals shall discuss the merits of the appeal and cause to be prepared a written order containing the Board's findings of fact and decision on the appeal. The order of the Board of Appeals shall be served upon the appellant and the Building Official by personal service or by certified mail, return receipt requested.
9. Orders of the Board of Appeals shall be binding upon all parties subject to it.

(d) Appeals from the Board of Appeals. Any further appeal of the decision of the Board of Appeals may be made to the Weld County District Court as provided by law pursuant to Rule 106 of the Colorado Rules of Civil Procedure, provided that such appeal is made within thirty (30) days of the date of the order of the Board of Appeals.

#### **Sec. 18-1-90. Violations and Penalty.**

Violation of the provisions of this Chapter, including each supplemental code adopted herein, shall be subject to this violation section.

- (1) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, demolish or utilize any building, structure or equipment

regulated by this Chapter, or cause the same to be done, in conflict with or in violation of any of the provisions of this Chapter.

- (2) Prosecution of violation. Any person, firm or corporation who violates a provision of this chapter, fails to comply with any of the requirements thereof or erects, installs, alters or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this chapter, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or utilization of the installations on or about any premises.

## **ARTICLE II**

### **Building Code**

#### **Sec. 18-2-10. Title.**

This Article shall be known as the *Mead Building Code*.

#### **Sec. 18-2-20. Adoption.**

- (1) The International Building Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the building code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Building Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### **Sec. 18-2-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

## Sec. 18-2-30. Amendments

The International Building Code, 2018 Edition (“IBC”), is hereby amended as follows:

- (1) IBC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated.
- (2) IBC Section 101.4.3 (Plumbing) is amended by adding the following to the last paragraph:

The provisions of Chapter 30 of the Weld County Code, as adopted and amended by the Town, shall apply to private sewage disposal systems.”.

- (3) IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.
- (4) IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2012 International Energy Conservation Code”.
- (5) IBC Section 105.1 (Required) is amended by replacing the words “building official” with “town”.
- (6) IBC Section 105.2 (Work exempt from a permit) is amended deleting and replacing exceptions 1 and 4 and adding exception 14 follows:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure” and;

A. The accessory building is subordinate to the principal building; and

B. The accessory building is located on the same lot or parcel as the principal building.

2. Fences not over 6 feet (2134mm) high.

14. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (7) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replacing it with the following language:

### **105.5 Expiration.**

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by

such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (8) IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with the following language:

**109.4 Work commencing before permit issuance.**

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (9) IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following language:

**109.6 Refunds.**

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.”

- (10) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “town”.

- (11) IBC Section 113.1 (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 Adjustment.

- (12) IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.

- (13) IBC Section 114.2 (Notice of violation) is amended by adding the following language after the last sentence:

Notices of violations shall be delivered in accordance with section 107 of the International Property Maintenance Code, as adopted and amended by the town.

- (14) 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.

- (15) IBC Section 915.2.1 (Dwelling units) is amended by deleting the first sentence and replacing it with the following sentence:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

- (16) IBC Section 1013.2 (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.

- (17) IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is revised to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1-hour fire rating.

- (18) IBC Section 1030.1 (General) is amended by deleting exception #4.

- (19) IBC Section 1030.2 (Minimum Size) is amended by the addition of the following:

For all building permits issued after the effective date of adoption of the 1997 Uniform Building Code all escape and rescue windows requiring a window well pursuant to the International Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of adoption of the 1997 Uniform Building Code for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.

- (20) IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code”.
- (21) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Mead” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the town 01/20/2016, where indicated by [DATE OF ISSUANCE].
- (22) IBC Appendix I (Patio Covers) is hereby adopted.

### **ARTICLE III**

#### **Residential Code**

##### **Sec. 18-3-10. Title.**

This Article shall be known as the *Mead Residential Code*.

##### **Sec. 18-3-20. Adoption.**

- (1) The International Residential Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the residential code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Residential Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

##### **Sec. 18-3-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

##### **Sec. 18-3-40. Amendments.**

The International Residential Code, 2018 Edition (“IRC”), is hereby amended as follows:

- (1) IRC Section R101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated by [NAME OF JURISDICTION].
- (2) IRC Section R105.1 (Required) is amended by replacing the words “building official” with “town”.
- (3) IRC Section R105.2 (Work Exempt from permit) is amended by deleting exceptions 1, 2 and 10 under “Building” and replacing them with the following:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that:

- A. The floor area does not exceed 200 square feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure;
- B. The accessory building is subordinate to the principal building; and
- C. The accessory building is located on the same lot or parcel as the principal building.

2. Fences not over 6 feet (2134 mm) in height.

10. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (4) IRC Section R105.5 (Expiration) is amended by deleting this section in its entirety and replacing it with the following:

**R105.5 Expiration.**

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (5) IRC Section R106.2 (Site plan or plot plan) is amended by deleting this section in its entirety and replacing it with the following:



**R106.2 Site plan or plot plan.**

The construction documents submitted with the application for the permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site, distances from lot lines and drainage of the lot based on the master drainage plan for the development. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

- (6) IRC Section R108.4 (Related fees) is amended by adding a new paragraph after the first paragraph as follows:

Any person who commences any work on a building, structure, or electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (7) IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing it with the following:

**R108.5 Refunds.**

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 eighty 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 eighty 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 canceled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original applicant or permittee, as applicable, not later than 180 days after the date of fee payment.

- (8) IRC Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced with the following:

**R108.6 Work commencing before permit issuance.**

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in an amount up to the amount of the permit fee that would normally be paid for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (9) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

**R109.1.5.2 Insulation inspection.**

Inspection of the structure shall be made following the installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

- (10) IRC Section R110.4 (Temporary occupancy) is amended by deleting the term “building official” in the first and second sentences and replacing it with “town”.
- (11) IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following in their place:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

- (12) IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.
- (13) IRC Section R113.2 (Notice of violation) is amended by adding the following language to the end of the paragraph:

Notices of violations shall be delivered in accordance with section 107 of the International Property Maintenance Code, as adopted by the town.

- (14) IRC Section R202 (Definitions) is amended by the addition of the following in alphabetical order:

“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.

- (15) IRC Table R301.2 (1) is completed to provide the following:

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

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line Depth	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	6/26/17	1000	45°F

- (16) IRC Section R302.1 (Exterior walls) is amended by the deleting the first sentence and replacing it with the following language:

Construction, projections, openings and penetrations of *exterior walls* of *dwelling*s and accessory buildings shall comply with Table R302.1(1).

- (17) IRC Table R302.1 (2) (Exterior walls – dwellings with fire sprinklers) is deleted in its entirety.

- (18) IRC Section R302.3 (Two-family dwellings) is amended by replacing “1-hour fire-resistance rating” with “2-hour fire-resistance rating” and by deleting exception 1.

- (19) IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:

5. For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ inch gypsum wallboard on the enclosing walls and a self-closing weather-stripped solid door.

6. Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather stripped solid core 20 minute rated door and frame.

7. For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

- (20) IRC Section R303.4 (Mechanical ventilation) is amended by deleting the section in its entirety and replacing it with the following:

**R303.4 Mechanical ventilation.**

Where the air infiltration rate of a *dwelling unit* is 7 air changes per hour or less where tested with a blower door at a pressure of 0.2 in. w.c (50 Pa) in accordance with Section 402.4.1.2 of the International Energy Conservation Code, 2012 Edition, as adopted and amended by the town.

- (21) IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

- (22) IRC Section R310.1 (Emergency escape and rescue opening required) is amended by replacing the paragraph with the following language:

All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2.

- (23) IRC Section R310.2.1 (Minimum opening area) is amended by the deletion of the exception.

- (24) IRC Section R310.2.3 (Window wells) is amended by the addition of the following language after the first paragraph and before the exception:

For all building permits issued after the effective date of adoption of the 1997 Uniform Building Code, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of adoption of the 1997 Uniform Building Code, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.

- (25) IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of an exception to read as follows:

**Exception:** Only one window well ladder shall be required in an unfinished basement.

- (26) IRC Section R312.1.1 (Where required) is amended by the addition the following language after the first paragraph:

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 R310.4 of this code.

3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

(27) IRC Section R313 (Automatic fire sprinkler systems) is amended by the deletion of this section in its entirety.

(28) IRC Section R315.3 (Location) The first paragraph is amended to read in full as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

(29) IRC Section R401.2 (Requirements) is amended by the addition of the following paragraph after the first paragraph:

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.

(30) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

(31) IRC Chapter 11 (Energy Efficiency) is deleted in its entirety and replaced with the 2012 International Energy Conservation Code, as adopted and amended by the town.

(32) IRC Section M1502.4.5.2 (Manufacturer’s instructions) is amended by deleting this section in its entirety.

(33) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following sentence:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

(34) IRC Section G2415.12.1 (Individual outdoor appliances) is deleted in its entirety.

(35) IRC Section G2417.4.1 (Test pressure) is amended by replacing “3 psig (20 kPa gauge)” with “10 psig”.

(36) IRC Section G2417.4.2 (Test duration) is amended by replacing “10 Minutes” with “15 Minutes”.

(37) IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first sentence and replacing it with the following sentence:

DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.

(38) IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated by [NUMBER] to read “12 inches (305 mm)”.

(39) IRC Section P2913 (Reclaimed Water Systems) is deleted in its entirety.

(40) IRC Section P3103.1.1 (Roof extension) is amended by deleting the section in its entirety and replacing it with the following:

**P3103.1.1 Roof extension.**

Open vent pipes that extend through a roof that do not meet the conditions of Section P3103.1.2 or P3103.1.3 shall terminate not less than 12 inches above the roof.

(41) IRC Appendix F (Radon Control Methods) and Appendix H (Patio Covers) are hereby adopted. Appendix F is amended as follows:

(a) IRC Section AF101 (General) is amended by deleting this section in its entirety and replacing it with the following:

This appendix contains requirements for new construction.

(b) IRC Section AF103.5.3 (Vent pipe) is amended by replacing the second sentence with the following:

The vent pipe may be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 3 feet (610 mm) below the exhaust point, and 10 feet from any window or other opening in adjoining or adjacent buildings.

(c) IRC Section AF103.6.1 (Vent pipe) is amended by replacing the fourth sentence with the following:

The pipe may be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 3 feet (610 mm) below the exhaust point, and 10 feet from any window or other opening in adjoining or adjacent buildings.

## ARTICLE IV

### Mechanical Code

#### Sec. 18-4-10. Title.

This Article shall be known as the *Mead Mechanical Code*.

#### Sec. 18-4-20. Adoption.

- (1) The International Mechanical Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the mechanical code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Mechanical Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### Sec. 18-4-30. Definition.

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

#### Sec. 18-4-40. Amendments.

The International Mechanical Code, 2018 Edition (“IMC”), is hereby amended as follows:

- (1) IMC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated BY [NAME OF JURISDICTION].
- (2) IMC Section 504.8.4.2 (Manufacturer’s instructions) is amended by deleting this section in its entirety.

## ARTICLE V

## **Fuel Gas Code**

### **Sec. 18-5-10. Title.**

This Article shall be known as the *Mead Fuel Gas Code*.

### **Sec. 18-5-20. Adoption.**

- (1) The International Fuel Gas Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the fuel gas code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Fuel Gas Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

### **Sec. 18-5-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

### **Sec. 18-5-40. Amendments.**

The International Fuel Gas Code, 2018 Edition (“IFGC”, is hereby amended as follows:

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated by [NAME OF JURISDICTION].
- (2) IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following sentence:  
  
All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.
- (3) IFGC Section 404.12.1 (Individual outdoor appliances) is deleted in its entirety.
- (4) IFGC Section 406.4.1 (Test pressure) is amended by changing “3 psig (20 kPa gauge)” to “10 psig”.
- (5) IFGC Section 406.4.2 (Test duration) is amended by changing the second sentence to read in full as follows:



When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes.

- (6) IFGC Section [M] 614.8.4.2 (Manufacturer's instructions) is amended by deleting this section in its entirety.

## **ARTICLE VI**

### **Plumbing Code**

#### **Sec. 18-6-10. Title.**

This Article shall be known as the *Mead Plumbing Code*.

#### **Sec. 18-6-20. Adoption.**

- (1) The International Plumbing Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the plumbing code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Plumbing Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### **Sec. 18-6-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

#### **Sec. 18-6-40. Amendments.**

The International Plumbing Code, 2018 Edition ("IPC"), is hereby amended as follows:

- (1) IPC Section [A] 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated by [NAME OF JURISDICTION].
- (2) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated BY [NUMBER] to read "12 inches (305 mm)".
- (3) IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first sentence.

- (4) IPC Section 903.1 (Roof extension) is amended by inserting the number “12 (152.4 mm)” where indicated by [NUMBER] in the first sentence.
- (5) IPC Section 1304 (Reclaimed Water Systems) this section is deleted in its entirety.

## **ARTICLE VII**

### **Energy Conservation Code**

#### **Sec. 18-7-10. Title.**

The provisions of this Article shall be known and cited as the *Mead Energy Conservation Code*.

#### **Sec. 18-7-20. Adoption.**

- (1) The International Energy Conservation Code, 2012 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the energy conservation code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Energy Conservation Code, 2012 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### **Sec. 18-7-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

#### **Sec. 18-7-40. Amendments.**

The International Energy Conservation Code, 2012 Edition (“IECC”), is hereby amended as follows:

- (1) IECC Section C101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated by [NAME OF JURISDICTION].
- (2) IECC Section C109.1 (General) is amended by deleting the last three sentences and replacing them with the following sentence:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

- (3) IECC Section C109.3 (Qualifications) is amended by the deletion of this section in its entirety.

## **ARTICLE VIII**

### **Property Maintenance Code**

#### **Sec. 18-8-10. Title.**

The provisions of this Article shall be known and cited as the *Mead Property Maintenance Code*.

#### **Sec. 18-8-20. Adoption.**

- (1) The International Property Maintenance Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the property maintenance code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Property Maintenance Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### **Sec. 18-8-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

#### **Sec. 18-8-40. Amendments.**

The International Property Maintenance Code, 2018 Edition (“IPMC”), is hereby amended as follows:

- (1) IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated by [NAME OF JURISDICTION].
- (2) IPMC Section 102.3 (Application of other codes) is amended by the deletion of the last sentence.

- (3) IPMC Section 103.5 (Fees) is amended by deleting the section in its entirety.
- (4) IPMC Section 111.2 (Membership of board) is amended by deleting the section in its entirety and replacing it with the following:

**111.2 Membership of board.**

The members of the Board of Appeals shall be comprised of the members of the Town Board of Appeals.

- (5) IPMC Section 111.2.1 (Alternate members) is amended by the deletion of this section in its entirety.
- (6) IPMC Section 111.2.2 (Chairman) is amended by deleting the section in its entirety.
- (7) IPMC Section 111.2.3 (Disqualification of member) is amended by deleting the section in its entirety.
- (8) IPMC Section 11.2.4 (Secretary) is amended by deleting the section in its entirety.
- (9) IPMC Section 111.2.5 (Compensation of members) is amended by deleting the section in its entirety.
- (10) IPMC Section 111.3 (Notice of meeting) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 111.4 (Open hearing) is amended by the deletion of this section in its entirety.
- (12) IPMC Section 302.3 (Sidewalks and driveways) is amended by the deletion of this section in its entirety.
- (13) IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.
- (14) IPMC Section 302.8 (Motor vehicles) is amended by deleting this section in its entirety.
- (15) IPMC Section 304.14 (Insect screens) is amended by the deletion of this section in its entirety.
- (16) IPMC Section 308 (Rubbish and Garbage) is amended by deleting this section in its entirety.
- (17) IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

- (18) IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “the 2017 National Electrical Code, as adopted by the town.”

## ARTICLE IX

### Existing Building Code

#### Sec. 18-9-10. Title.

The provisions of this Article shall be known and cited as the *Mead Existing Building Code*.

#### Sec. 18-9-20. Adoption.

- (1) The International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the existing building code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Existing Building Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### Sec. 18-9-30. Definition.

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

#### Sec. 18-9-40. Amendments.

The International Existing Building Code, 2018 Edition (“IEBC”), is hereby amended as follows:

- (1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.
- (2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated by [NAME OF JURISDICTION].
- (3) IEBC Section 1401.2 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

## ARTICLE X

### Swimming Pool and Spa Code

#### Sec. 18-10-10. Title.

The provisions of this Article shall be known and cited as the *Mead Swimming Pool and Spa Code*.

#### Sec. 18-10-20. Adoption.

- (1) The International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the swimming pool and spa code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Swimming Pool and Spa Code, 2018 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

#### Sec. 18-10-30. Definition.

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

## ARTICLE XI

### Electrical Code

#### Sec. 18-11-10. Title.

The provisions of this Article shall be known and cited as the *Mead Electrical Code*.

**Sec. 18-11-20. Adoption.**

- (1) The National Electrical Code, 2017 Edition, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the electrical code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the National Electrical Code, 2017 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

**Sec. 18-11-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

**ARTICLE XII**

**Fire Code**

**Sec. 18-12-10. Title.**

The provisions of this Article shall be known and cited as the *Mead Fire Code*.

**Sec. 18-12-20. Adoption.**

- (1) The *International Fire Code*, 2006 Edition, as published by the International Code Council, 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401, and Appendices B, C, E, F and G, are hereby adopted by reference and incorporated into this Article as though fully set forth herein as the fire code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Fire Code, 2006 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

**Sec. 18-12-30. Definition.**

*Jurisdiction*, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

**Sec. 18-12-40. Establishment and Duties of the Bureau of Fire Prevention.**

The Fire Code as adopted and amended herein shall be enforced by the Bureau of Fire Prevention. Organizational structure and duties of the Bureau of Fire Prevention, if any, shall be as provided by the Mountain View Fire Protection District's bylaws.

**Sec. 18-12-50. Amendments.**

The International Fire Code, 2006 Edition, is hereby amended as follows:

- (1) The *International Fire Code* is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the *International Fire Code* , except where the context indicates the original wording is appropriate.
- (2) The *International Fire Code* is amended by substituting the words "National Electrical Code, as adopted by the town" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Fire Code*.
- (3) Wherever the term "Administrator" is used, it shall mean the Town Administrator of the Town of Mead.
- (4) Wherever the term "Board of Directors" is used, it shall be held to mean the Board of Directors of the Mountain View Fire Protection District.
- (5) Where the term "Board of Trustees" is used, it shall be held to mean the Board of Trustees of the Town of Mead.
- (6) Where the term "Bureau of Fire Prevention" is used, it shall be held to mean either the entire department or those employees (paid or volunteer) designated by the Chief to assist the Chief in the administration and enforcement of the provisions of this code.
- (7) Wherever the word "District" or phrase "Fire District" is used, it shall mean the Mountain View Fire Protection District.
- (8) Wherever the term "Fire Department" is used, it shall mean the Mountain View Fire Protection District.
- (9) Wherever the term "International Building Code" is used, it shall be held to mean the *International Building Code* as adopted, amended and incorporated into the Town Building Code.
- (10) Section 101.1 of the *International Fire Code* is amended to read as follows:

**101.1 Title.**



These Regulations shall be known as the Fire Code of the Town of Mead, Colorado, hereinafter referred to as “this code.”

- (11) Section 102.6 of the *International Fire Code* is amended to read as follows:

**102.6 Referenced codes and standards.**

The codes and standards referenced in this code shall be the most recent edition of those that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

- (12) Section 103.4 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**103.4 Liability.**

The fire code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Nothing herein shall be construed as a waiver of any immunities provided by Section 24-10-101, et seq., C.R.S., or by other statutes or by the common law.

- (13) Section 104.10 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**104.10 Fire investigations.**

The fire code official, the fire department or the responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law. The authority of the chief of the District, or authorized designee, including all fire code officials, to act as police officers shall only extend as far as the authority set forth in Section 32-1-102, C.R.S., and other applicable state statutes.

- (14) Section 104.11 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**104.11 Authority at fires and other emergencies.**

The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property or any part thereof shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operations, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable performance of duty. In the exercise of such power, the fire chief is authorized to prohibit any person, vehicle, vessel or thing from

approaching the scene and is authorized to remove, or cause to be removed or kept away from the scene, any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof. The authority of the chief of the District, or authorized designee, including all fire code officials, to act as police officers shall only extend as far as the authority set forth in Section 32-1-102, C.R.S., and other applicable state statutes.

- (15) Section 105.4.1 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**105.4.1 Submittals.**

Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit. When requested, qualification statements shall be submitted to the fire code official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202.

- (16) Section 105.6.30 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**105.6.30 Open burning.**

An operational permit is required for the kindling or maintaining of an open fire or a fire on a public street, alley, road or other public or private ground. Instructions and stipulations of the permit shall be adhered to. No such permit shall be required where burning is regulated pursuant to regulations promulgated under Section 25-7-123, C.R.S., and regulated by the Boulder/Weld County Health Departments or municipal authorities.

**Exception:** Recreational fires.

- (17) Section 105.7.4 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**105.7.4 Fire alarm and detection systems and related equipment.**

A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems and smoke control systems. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

- (18) Section 106 is hereby amended with the addition of a new subsection 106.5, to read as follows:

**106.5 Inspection requests.**

Whenever any installation subject to inspection prior to use is required, the fire code official is authorized to require that every such request for inspection be filed not less than three working days before such inspection is desired.

- (19) Section 108.1, including Sections 108.1.1 and 108.1.2, of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**108.1 Appeals procedure - general.**

Any person, firm or corporation aggrieved by any application, interpretation or order made by fire district personnel, pursuant to any provision of the code or the standards adopted, may file, within three (3) days, a written notice of appeal with the fire district requesting a hearing before the fire chief. All appeals must be made in writing to the fire chief at the District's Administrative Office, 9119 East County Line Road, Longmont, Colorado 80501. The fire chief shall establish reasonable rules for such appeal and shall make a record of all proceedings. The decision of the fire chief shall be considered a final administrative decision.

**108.1.1 Appeals of the fire chief's decision.**

Appeals of the fire chief's decisions may be made in accordance with the following:

To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, the Board of Trustees shall act as the Board of Appeals. The Board of Trustees shall adopt reasonable rules and regulations for conducting its investigations and shall render all interpretations, decisions and findings in writing, to the appellant or requesting party, with a duplicate copy to the fire chief. All appeals of the fire chief's decision shall be made in writing, within three (3) days of the date of the fire chief's decision, to the Board of Appeals by delivery to the Town Clerk, Town of Mead, P.O. Box 626, 441 3rd Street, Mead, CO 80542.

**108.1.2 Agreements for enforcement or compliance.**

The chief or the Board of Appeals may enter into written agreements for enforcement or compliance with the owner, lessee, occupant or authorized agent thereof of any property, building or structure or any interested person directly affected by the application of this code. Said agreements may extend the time for compliance with this code and may contain such terms and conditions that the chief or Board of Appeals deems appropriate to adequately protect the life, health, property, security and welfare of the general public.

- (20) Section 109.3, including Section 109.3.1, of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**109.3 Violation penalties.**

Any person, firm or corporation who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair or do work in violation of the approved construction documents or directive of the fire code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred (\$500.00) dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**109.3.1 Abatement of violation.**

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or occupancy of a structure on or about any premises.

- (21) Section 111.4 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**111.4 Failure to comply.**

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to punishment as specified in Section 109. Each day in which such violation occurs shall constitute a separate violation.

- (22) The *International Fire Code* is hereby amended by the addition of a new Section 112, to read as follows:

**112. Fees.**

**112.1 Fees.**

Fees for services pursuant to the provisions of this code shall be established from time to time by resolution of the Board of Directors pursuant to Section 32-1-1002(1)(j), C.R.S. Said fees and charges may include a charge for reimbursement to the fire district of any consultation fees, expenses or costs incurred by the fire district in the performance of inspection-related services pursuant to provisions of this code.

**112.2 Payment of fees.**

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until additional fees, if any, have been paid.

**112.3 Operational permit fee.**

An inspection fee may be charged for any operational permit required by Section 105.6. The inspection fee shall be based upon the time required to conduct inspections authorized by Section 105.2.2 and associated activities, to determine compliance with this code and other applicable laws and ordinances as required by Section 105.2.4 and to issue the permit as specified in Section 105.3.7.

**112.4 Construction permit fee.** A fee may be charged for any construction permit required by Section 105.7 of this code. The construction permit fee is intended to cover the cost of inspections required or requested in connection with the work for which the permit is granted, and the associated costs of processing the application. An application shall include an estimate of the total value of the work, including materials and labor, for which the permit is being sought. If, in the opinion of the fire code official, the valuation is underestimated on the application, the permit shall be denied, unless written estimates are provided in a form acceptable to the fire code official and that support the valuation set forth in the application. Final construction permit valuation shall be set by the fire code official.

**112.5 Other inspection fee.**

Fees for re-inspections, for inspections outside normal business hours or for inspections for which no fee is otherwise established may be charged.

**112.6 Plan review fee.**

The plan review fee is intended to cover the significant costs and expenses incurred by the fire district in reviewing materials necessary to perform appropriate inspections of construction, uses, processes and operations. The fee shall be assessed based on the reasonable, customary and necessary time associated with reviewing or evaluating site plans; construction documents and calculations; changes, additions or revisions to approved plans; construction documents resubmitted after the fire code official's issuing a statement explaining the reasons that a previous submittal does not conform to the requirements of this code. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged. The plan review fee required by this Section 112.6 is separate from the construction permit fee required by Section 112.4.

**112.7 Unauthorized work inspection fee.**

Any person or entity who commences any work before obtaining a construction permit required by Section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the construction permit fee. The fee shall be separate from and in addition to a construction permit fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this code or from any penalty prescribed by law. The inspection fee shall be assessed regardless of whether or not a construction permit is then or subsequently issued.

**Exception:** When approved in writing by the fire code official, work may commence prior to obtaining a construction permit.

**112.8 Related fees.**

The payment of the fee for construction, uses, processes or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by Section 112.

- (23) Section 903.2.7 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**903.2.7 Group R.**

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**Exception:** Buildings that fall within the scope of the *International Residential Code for One- and Two-Family Dwellings* and that do not contain a Group R-4 occupancy.

- (24) Section 905.2 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**905.2 Installation standard.**

Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire hose is not required for any class of standpipe system.

- (25) Section 3204.3.1.1 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**3204.3.1.1 Location.**

Stationary containers shall be located in accordance with Section 3203.6. Containers of cryogenic fluids shall not be located with indicated areas containing other hazardous materials. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited as established by any ordinance or zoning regulation adopted by Mead.

- (26) Section 3301.1.3 of the *International Fire Code* is hereby deleted in its entirety and reenacted to read as follows:

**3301.1.3 Fireworks.**

The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

**Exceptions:**

1. Storage and handling of fireworks as allowed in Section 3304.

2. The use of fireworks for display as allowed in Section 3308.
3. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks comply with, CPSC 16 C.F.R., parts 1500 and 1507, DOTn 49 C.F.R., Parts 100-178, for consumer fireworks.

(27) Section 3404.2.9.5.1 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**3404.2.9.5.1 Locations where aboveground tanks are prohibited.**

The storage of Class I and II liquids in aboveground tanks outside of buildings is prohibited as established by any ordinance or zoning regulation adopted by Mead.

**Exception:** When approved by the fire code official.

(28) The Exceptions contained in Section 3704.2.2.7 are hereby deleted in their entirety.

(29) Section 3804.2 of the *International Fire Code* is hereby repealed in its entirety and reenacted to read as follows:

**3804.2 Maximum capacity within established limits.**

The limits in which storage of liquefied petroleum gas is restricted are hereby established by any ordinance or zoning regulation adopted by Mead. This section shall not be interpreted so as to be in conflict with the provisions of Section 8-20-101, et seq., and Section 34-64-101, et seq., C.R.S.

**Sec. 18-12-60. - Enforcement and appeals.**

- (1) The Fire Chief shall enforce this code in accordance with the procedures set forth in this Article and Section 32-1-1002(3), C.R.S.
- (2) A notice of violation or hazard may be issued by the Fire Chief or his or her designee concerning violations or hazards which are not corrected on site during an inspection.
- (3) An order to comply may be issued by the Fire Chief or his or her designee:
  - (a) For failure to correct a violation or hazard with the time specified in a previously issued notice of violation or hazard; or
  - (b) For violating this Fire Code or state statute and said violation renders the building, structure or premises especially liable to fire or is hazardous to the safety of the occupants thereof, or which is so situated as to endanger other property as set forth in Section 32-1-1002(3), C.R.S., whether or not a notice of violation or hazard has been previously issued.

- (4) An appeal of a notice of violation or hazard may be made in accordance with the provisions of this code.
- (5) An appeal of an order to comply may be made in accordance with the provisions of this code only if no previous appeal has been made of a previously issued notice of violation or hazard concerning the same violation or hazard.
- (6) In the event no appeal is made pursuant to this Fire Code and resolution or to the court pursuant to Section 32-1-1002(3), C.R.S., and compliance with an order to comply and/or correction of a hazard has not occurred, the Fire Chief or his or her designee may issue a summons and complaint to the Municipal Court, or refer the matter to the district attorney of the county in which the violation occurs.
- (7) An appeal shall suspend the time limits for compliance or correction of a fire hazard or hazards, until the appeal is resolved for appeals of a notice of violation or hazard which is issued pursuant to Subparagraph 18-12-60(2) herein. An appeal shall not suspend the time limit for compliance or correction of life safety deficiencies or violations. An appeal of an order to comply issued pursuant to Subparagraph 18-12-60(3) herein shall not suspend the time limits for compliance or correction, and compliance or correction shall be made or rendered forthwith, unless the order to comply is suspended pursuant to the procedures set forth in this Article.

## **ARTICLE XIII**

### **Sewage Systems Code**

#### **Sec. 18-13-10. Title.**

The provisions of this Article shall be known and cited as the *Mead Sewage Systems Code*.

#### **Sec. 18-13-20. Adoption.**

- (1) Weld County Code, Chapter 30, *Weld County Department of Public Health and Environment On-Site Wastewater Treatment System Regulations*, and Appendices 30-A through 30-C, promulgated by the Board of County Commissioners, Weld County, Colorado, through the adoption of Weld County Code Ordinance 2017-10 adopted by Weld County on January 29, 2018 and recorded with the Weld County Clerk and Recorder at Reception No. 4373000, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the sewage systems code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the Weld County Code, Chapter 30, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town



Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

**Sec. 18-13-30. Applicability.**

This code shall be applicable to all private sewage disposal systems.

**Sec. 18-13-40. Amendments.**

The Weld County Code, Chapter 30, is hereby amended as follows:

- (1) The *Weld County Code*, Chapter 30, 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 Code*, Chapter 30, Sewage Systems, except where the context indicates the original wording is appropriate.
- (2) The *Weld County Code*, Chapter 30, is amended by substituting the words "Board of Trustees of the Town of Mead" in lieu of the words "Board of County Commissioners" or "Weld County Board of County Commissioners" wherever said words may appear in the *Weld County Code*, Chapter 30, except where the context indicates the original wording is appropriate.
- (3) The *Weld County Code*, Chapter 30, is amended by substituting the words "Town" or "Town's" in lieu of the words "County" or "County's" wherever said words may appear in the *Weld County Code*, Chapter 30, except where the context indicates the original wording is appropriate.
- (4) The *Weld County Code*, Chapter 30, is amended by substituting the words "municipal court of Mead or other court of competent jurisdiction" in lieu of the words "district court" or "district court of Weld County" wherever said words may appear in the *Weld County Code*, Chapter 30, except where the context indicates the original wording is appropriate.
- (5) The *Weld County Code*, Chapter 30, is amended by substituting the words "International Plumbing Code" in lieu of the words "Colorado State Plumbing Code" wherever said words may appear in the *Weld County Code*, Chapter 30, except where the context indicates the original wording is appropriate.
- (6) Section 30-3-10 of the *Weld County Code*, Definitions, is amended by deleting the following definitions and replacing them to read in full as follows:

"Board of Public Health" means the Town of Mead Board of Trustees.

“Division” means the Town of Mead or its authorized representative except where the context indicates that the use of the original meaning set forth in Section 30-3-10 is appropriate.

“Division Representative” means the Town’s Building Official or other Town authorized representative as appropriate unless the context indicates that the use of the original meaning set forth in Section 30-3-10 is appropriate.

“Environmental Health Representative” means the Town’s Building Official or other Town authorized representative as appropriate unless the context indicates that the use of the original meaning set forth in Section 30-3-10 is appropriate.

“Health Officer” means the Town’s Building Official or other Town authorized representative as appropriate unless the context indicates that the use of the original meaning set forth in Section 30-3-10 is appropriate.

- (7) Section 30-4-30 of the *Weld County Code*, Permit Application Requirements and Procedures, is hereby amended by replacing subsection E.3 to read in full as follows:

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 eighty 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 eighty 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 canceled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original applicant or permittee, as applicable, not later than 180 days after the date of fee payment

- (8) Section 30-4-130 of the *Weld County Code*, Variance Procedure, is hereby deleted in its entirety.
- (9) Section 30-4-140 of the *Weld County Code*, General Prohibitions, is hereby amended by replacing the language in subsection A with the following:
  - A. The town shall not issue to any person:

**Section 3. Effective Date.** This ordinance shall be published and become effective as provided by law. The amendments to the Mead Municipal Code set forth in this Ordinance will be enforced on and after August 1, 2019.

**Section 4. Remaining provisions.** Except as specifically amended hereby, all other provisions of the Mead Municipal Code shall continue in full force and effect.

**Section 5. Codification Amendments.** The codifier of Mead’s Municipal Code is

hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Mead Municipal Code.

**Section 6. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 7. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 8. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.


**INTRODUCED, READ, PASSED ON FIRST READING, AND NOTICE OF PUBLIC HEARING ORDERED PUBLISHED PURSUANT TO C.R.S. SECTION 31-16-203 AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 28TH DAY OF MAY, 2019.**

**READ, PASSED, AND ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING, AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES, THE 24<sup>th</sup> DAY OF June, 2019.**

**ATTEST:**

**TOWN OF MEAD:**

By: M.E.S.  
Mary E. Strutt, CMC, Town Clerk



By: Collen G. Whitlow  
Collen G. Whitlow, Mayor

