

ORDINANCE 1087 (2019)

AN ORDINANCE AMENDING CHAPTER 15.04 OF THE CRAIG MUNICIPAL CODE CONCERNING THE INTERNATIONAL BUILDING CODE

WHEREAS, the City of Craig has adopted rules and regulation concerning building code requirements for all real property located within city limits, which rules and regulations set minimum standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings; and

WHEREAS, building codes are occasionally updated at a national level resulting in the adoption of updated versions of building and other related codes; and

WHEREAS, by this ordinance together with other related ordinances being considered at this time, the City Council updates the building rules and regulations to remain current within this area.

WHEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRAIG, COLORADO, AS FOLLOWS:

Section 1. Chapter 15.04 of the Craig Municipal Code entitled “International Building Code” shall be amended to read in its entirety as follows (note: this is a redline version of the changes to the Craig Municipal Code, with language to be eliminated designated with strikethrough notation and new language shown in red):

Chapter 15.04

International Building Code

15.04.010 - Document adopted; copies on file.

Pursuant to Title 31, Article 16, Sections 201 through 208, C.R.S., there is adopted as the building code of the city, by reference thereto, the International Building Code, ~~2006~~ **2018** edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, of which ~~three (3)~~ **two (2)** copies are now filed in the office of the city clerk, and which may be inspected during regular business hours, the same being adopted as if set out at length. There is further adopted all appendices of such codes and regulations. **IBC Section 101.1 (Title) is modified by the addition of the term “City of Craig” where indicated.**

15.04.020 - Additions, modifications and deletions.

The adopted code is subject to the additions, modifications or deletions set forth in Sections 15.04.030 through 15.04.065.

15.04.030 - Additions or modifications; moving of buildings.

For a permit to move a building through or across any public street, alley or highway, a fifty-dollar fee shall be required. Before issuance of a moving permit, the following requirements shall be met:

- A. No dwelling shall be moved until it meets the minimum area and sanitary requirements set forth in the zoning ordinance codified in Title 16 of this code. It shall be the duty of the building official to establish the fact that minimum area and sanitary requirements have been met.
- B. No building, dwelling or structure shall be moved until it complies structurally with the requirements set forth in this code for new buildings. It shall be the duty of the building official to establish the fact that structural requirements have been met.
- C. No dwelling shall be moved until the owner agrees in writing that all zoning requirements will be complied with fully, pertaining to use, area and height of that district into which movement is requested. It shall be the duty of the zoning administrator to secure this statement.
- D. No dwelling shall be moved until three (3) days after the building inspector has been presented with a written report establishing the fact that the appraised value of the dwelling to be moved equals or exceeds the average appraised value of all dwellings on each side of the street within the city block in which the owner wishes to move the dwelling. All appraisals shall be made by members of the National Real Estate Brokerage Association and in strict accordance with the standards established by this organization. The cost of such appraisal shall be borne by the owner requesting a moving permit. It shall be the duty of the building inspector to assure himself or herself that an authentic, written appraisal has been received before any permit shall be issued.
- E. No building, dwelling or structure shall be moved until the owner thereof supplies the city clerk with the gross overall width of the vehicle performing the movement, the route to be followed and the time of movement.
- F. No permit shall be issued until after all public utilities have been notified and a police escort has been provided.
- G. No permit shall be issued until Subsections A through F of this section have been fully complied with and/or until payment for such permit has been received.
- H. None of the requirements of this section shall apply to the moving of tool houses owned and moved by licensed contractors to construction sites within the corporate limits for use as tool shed only.
- I. After such structure shall have been moved, the same shall be subject to all applicable inspections as set forth in Section 109 and/or Section R109 of the International Building Code and/or International Residential Code, current editions, and the same shall not be occupied until such inspections have been made and the applicable certificates of occupancy or compliance are issued.

15.04.040 - Additions or modifications; demolition of buildings.

- A. A permit will be required for the demolition of a structure. In demolishing any structure or part thereof, one (1) story at a time shall be completely removed. No material shall be placed upon the floor of any building in the course of demolition. Substantial protection for the public, to be approved by the building inspector, shall be provided when demolishing any building within ten (10) feet of a public thoroughfare. No material which has been removed from a building in the course of demolition shall be stored on any street, alley or other public way. When any building has been demolished, the person, firm or corporation who has

performed the work shall immediately clear the adjacent streets, alleys and other public ways of all rubbish, refuse and loose material resulting from such demolition.

- B. The wrecking contractor shall fill all excavations level with the adjoining grade or enclose the excavation with a substantial, tight board fence not less than five (5) feet high extending around the excavation on all sides.
- C. The fee for a demolition permit in all zoning districts shall be one hundred dollars (\$100.00).

15.04.043 - Additions or modifications; snow loads.

A. Snow Loads.

1. Snow loads, full or unbalanced, shall be considered in place of loads set forth in the International Building Code ~~Table 1607.1~~ **Section 1608** and International Residential Code Figure ~~R-305.2(1)~~ **R-301.2(6)** where such loading will result in larger members or connections.
2. Potential accumulations of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Snow loads for the city shall be forty (40) pounds.
3. Any remodeling of existing buildings that may affect the roof load shall be certified or have recommendation for snow load by an architect or engineer registered by the state.

B. Standardization Tables. The standardization tables shall be in the building code standards.

15.04.045 - Section 105.2.

Chapters 1 of the International Building Code and International Residential Code are amended by the repeal and reenactment of Sections 105.2 and R105.2 to read as follows:

“Section 105.2 Work Exempt from Permit. A building permit shall not be required for the following:

"1. Unattached accessory structures, ~~one hundred twenty (120)~~ **two hundred (200)** square feet or less, used for tools, storage or playhouses and similar uses, for residential dwellings only. **This includes both site-built and pre-fabricated structures which are delivered as one unit.**

"2. Walks, sidewalk repairs and driveways not more than thirty (30) inches above grade, and not over any basement or story below.

"3. Painting and wallpapering, tiling, carpeting, cabinets, counter tops and similar finish work.

"4. Paneling when no structural alterations are being done to alter the occupancy or construction of the building. This applies to single-family dwellings only.

"5. Window awnings on residential buildings only.

"6. Temporary motion picture, television and theater stage sets and scenery.

"7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than twenty-four (24) inches (610 mm) deep, do not exceed five thousand (5,000) gallons (18,925 L) and are installed entirely above ground.

"8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

"9. Residential and commercial overhead garage door installations when no structural alterations are required to openings.

"10. Installation of replacement windows when no structural alterations are required to openings.

"11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

"12. Movable cases, counters and partitions not over five (5) feet nine (9) inches high."

15.04.049 - Additions; permit issuance.

A. No permit shall be issued to any person to do or to cause to be done any work regulated by this chapter, except to a person holding a valid, unexpired and unrevoked contractor's license as required by the city or as otherwise provided in this section.

B. Any permit required by this chapter may be issued to any person to do any work regulated by this chapter in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, if that person is the bona fide owner of any such dwelling and accessory buildings and quarters and such premises are occupied by or designed to be occupied by such owner, provided that the owner shall personally purchase all material and shall personally perform all labor in connection therewith.

Exceptions:

1. Property owners who are the bona fide owner of a one or two-family dwelling which they use as a rental property and is not their primary residence, may acquire building permits for the following:

1.1. Including, but not limited to roofing, siding, decks, covered porches/patios, interior framing, drywall and accessory buildings without living quarters, provided that the owner shall personally acquire the permit, purchase all material and shall personally perform all labor in connection therewith.

2. Property owners shall not acquire the following permits for a property that is not their primary residence.

2.1. Plumbing, Mechanical, and Electrical permits.

2.1. Building permits for a new residence/dwelling, or one which would add living space to an existing structure.

Note: This exception applies to one and two-family dwellings only, all commercial properties require a properly licensed contractor to acquire the permit and perform the work.

15.04.050 - Additions; permit fees.

- A. A permit shall not be valid until the fees prescribed below have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- B. Any person who commences any work on a building, structure or associated systems before obtaining the necessary permits shall be subject to a doubling of the normally imposed permit fee for such work.
- C. Regular building permit fees shall be based upon project valuation exclusive of the cost of real property. Determination of the value of a project may be based upon the table below, or upon credible documentation of actual costs, provided by the permit applicant.

Table 15.04.050(1)

Project Valuation / Square Foot Construction Costs* 2018

Occupancy/Use Group**	Type of Construction								
	1A	1B	2A	2B	3A	3B	4	5A	5B
A, Assembly									
A-1, theaters with stage	\$244.21	\$236.18	\$230.55	\$221.01	\$207.82	\$201.82	\$214.02	\$189.83	\$182.71
A-1, theaters without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B, Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E, Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F, Factory and Industrial									
F-1, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57

F-2, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H, High Hazard									
H-1, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H-2/3/4 high hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I, Institutional									
I-1, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2, nursing homes	227.45	220.30	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M, Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R, Residential									
R-1, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3, one- and two-family	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
open carports, decks and porches								30.45	28.70
garages-see Utility, miscellaneous									
R-4, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S, Storage									

S-1, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U, Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

* For shell-only buildings deduct 20%

N.P. = not permitted

Unfinished basements (all use groups) = \$20.35; semi-finished basements = \$26.65

Value of roofing per square foot calculated at ~~\$.90 for asphalt~~ or ~~\$1.70 for Propanel.~~

** From ~~2006~~ **2018** International Building Code with city amendments

Table 15.04.050(2)
Building Permit Fees

Value	Permit Fee	Plan Check	Total
\$ 500.00	\$ 23.50	\$ 15.28	\$ 38.78
600.00	26.55	17.26	43.81
700.00	29.60	19.24	48.84
800.00	32.65	21.22	53.87
900.00	35.70	23.20	58.90
1,000.00	38.75	25.19	63.94
1,100.00	41.80	27.17	68.97
1,200.00	44.85	29.15	74.00
1,300.00	47.90	31.14	79.04
1,400.00	50.95	33.12	84.07
1,500.00	54.00	35.10	89.10
1,600.00	57.05	37.08	94.13
1,700.00	60.10	39.07	99.17
1,800.00	63.15	41.05	104.20
1,900.00	66.20	43.03	109.23
2,000.00	69.25	45.18	114.43
3,000.00	83.25	54.11	137.36
4,000.00	97.25	63.21	160.46

5,000.00	111.25	72.31	183.56
6,000.00	125.25	81.41	206.66
7,000.00	139.25	90.51	229.76
8,000.00	153.25	99.61	252.86
9,000.00	167.25	108.71	275.96
10,000.00	181.25	117.81	299.06
11,000.00	195.25	126.91	322.16
12,000.00	209.25	136.01	345.26
13,000.00	223.25	145.11	368.36
14,000.00	237.25	154.21	391.46
15,000.00	251.25	163.31	414.56
16,000.00	265.25	172.41	437.66
17,000.00	279.25	181.51	460.76
18,000.00	293.25	190.61	483.86
19,000.00	307.25	199.71	506.96
20,000.00	321.25	208.81	530.06
21,000.00	335.25	217.91	553.16
22,000.00	349.25	227.01	576.26
23,000.00	363.25	236.11	599.36
24,000.00	377.25	245.21	622.46
25,000.00	391.25	254.31	645.56
26,000.00	401.85	261.20	663.05
27,000.00	411.95	267.77	679.72
28,000.00	422.05	274.33	696.38
29,000.00	432.15	280.90	713.05
30,000.00	442.25	287.63	729.88
31,000.00	452.35	294.03	746.38
32,000.00	462.45	300.59	763.04
33,000.00	472.55	307.16	779.71
34,000.00	482.65	313.72	796.37
35,000.00	492.75	320.29	813.04
36,000.00	502.85	326.85	829.70

37,000.00	512.95	333.42	846.37
38,000.00	523.05	340.28	863.33
39,000.00	533.15	346.55	879.70
40,000.00	543.25	353.11	896.36
41,000.00	553.35	359.68	913.03
42,000.00	563.45	366.24	929.69
43,000.00	573.55	372.81	946.36
44,000.00	583.65	379.50	963.15
45,000.00	593.75	385.94	979.69
46,000.00	603.85	392.50	996.35
47,000.00	613.95	399.08	1,013.03
48,000.00	624.05	405.63	1,029.68
49,000.00	634.15	412.20	1,046.35
50,000.00	644.25	418.76	1,063.01
51,000.00	650.75	422.99	1,073.74
52,000.00	657.75	427.54	1,085.29
53,000.00	664.75	432.09	1,096.84
54,000.00	671.75	436.64	1,108.39
55,000.00	678.75	441.19	1,119.94
56,000.00	685.75	445.74	1,131.49
57,000.00	692.75	450.29	1,143.04
58,000.00	699.75	454.84	1,154.59
59,000.00	706.75	459.39	1,166.14
60,000.00	713.75	463.94	1,177.69
61,000.00	720.75	468.49	1,189.24
62,000.00	727.75	473.04	1,200.79
63,000.00	734.75	477.59	1,212.34
64,000.00	741.75	482.14	1,223.89
65,000.00	748.75	486.69	1,235.44
66,000.00	755.75	491.24	1,246.99
67,000.00	762.75	495.79	1,258.54
68,000.00	769.75	500.34	1,270.09

69,000.00	776.75	504.89	1,281.64
70,000.00	783.75	509.44	1,293.19
71,000.00	790.75	513.99	1,304.74
72,000.00	797.75	518.54	1,316.29
73,000.00	804.75	523.09	1,327.84
74,000.00	811.75	527.64	1,339.39
75,000.00	818.75	532.19	1,350.94
76,000.00	825.75	536.74	1,362.49
77,000.00	832.75	541.29	1,374.04
78,000.00	839.75	545.84	1,385.59
79,000.00	846.75	550.39	1,397.14
80,000.00	853.75	554.94	1,408.69
81,000.00	860.75	559.49	1,420.24
82,000.00	867.75	564.04	1,431.79
83,000.00	874.75	568.59	1,443.34
84,000.00	881.75	573.14	1,454.89
85,000.00	888.75	577.69	1,466.44
86,000.00	895.75	582.24	1,477.99
87,000.00	902.75	586.79	1,489.54
88,000.00	909.75	591.34	1,501.09
89,000.00	916.75	595.89	1,512.64
90,000.00	923.75	600.44	1,524.19
91,000.00	930.75	604.99	1,535.74
92,000.00	937.75	609.54	1,547.29
93,000.00	944.75	614.09	1,558.84
94,000.00	951.75	618.64	1,570.39
95,000.00	958.75	623.19	1,581.94
96,000.00	965.75	627.74	1,593.49
97,000.00	972.75	632.29	1,605.04
98,000.00	979.75	636.84	1,616.59
99,000.00	986.75	641.39	1,628.14
100,000.00	993.75	645.94	1,639.69

Over 100,000.00	993.75 plus \$5.60/\$1,000	65% of permit fee	As calculated
Over 500,000.00	3,233.75 plus \$4.75/ \$1,000 over \$500 k		
Over 1,000,000.00	5,608.75 plus \$3.15/ \$1,000 over \$1 million		
Manufactured housing permit fee			
Single-wide units	145.00		
Double-wide units	220.00		

15.04.065 - Deletions.

Section 113 (Board of Appeals) of the International Building Code and Section R112 of the International Residential Code are deleted and are not adopted as part of the code.

15.04.070 - Violation; penalty.

Any person or persons violating any of the provisions of this chapter or of the International Building Code, adopted as set forth in this chapter, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in the sum not to exceed one thousand dollars (\$1,000.00) or by imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. Each day that such a violation is permitted to exist shall constitute a separate offense.

~~15.04.085 – Safety.~~

~~The city council finds, declares and determines that this chapter is necessary for the preservation of the public peace, health and safety.~~

Section 2. EFFECTIVE DATE: This Ordinance shall take effect ten (10) days after passage and upon publication of such ordinance after passage.

Section 3. PUBLICATION BY SUMMARY: The City Council deems it appropriate to publish the title of this Ordinance, together with a summary of the Ordinance and with the statement that the text is available for public inspection and acquisition in the office of the City Clerk.

Section 4. PUBLIC PURPOSE: The City Council of the City of Craig herewith finds and determines that this Ordinance is necessary for the preservation of the public peace, health and safety. This Ordinance is enacted pursuant to the City’s authority to act under its police power to protect and preserve the general welfare of the City and its citizens.

READ, APPROVED AND ORDERED PUBLISHED ON FIRST READING THIS
_____ DAY OF _____, 2019 BY THE CITY COUNCIL OF THE
CITY OF CRAIG, COLORADO.

Jarrod Ogden, Mayor

ATTEST:

Liz White, City Clerk

PASSED, APPROVED, AND ADOPTED AFTER HEARING ON SECOND READING
THIS _____ DAY OF _____, 2019 BY THE CITY COUNCIL OF THE
CITY OF CRAIG, COLORADO.

Jarrod Ogden, Mayor

ATTEST:

Liz White, City Clerk