

ORDINANCE 1088 (2019)

AN ORDINANCE ADOPTING A NEW CHAPTER 15.06 OF THE CRAIG MUNICIPAL CODE CONCERNING THE INTERNATIONAL RESIDENTIAL 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 15.06 of the Craig Municipal Code entitled “International Residential Code” shall be adopted 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 15.06

International Residential Code

15.06.010 - 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 for one and two family dwellings of the city, by reference thereto, the International Residential Code, 2018 edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, of which 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.

15.06.020 - Additions, modifications and deletions.

The adopted code is subject to the additions, modifications or deletions set forth in Sections 15.06.030 through 15.06.065.

15.06.030 - Modifications; Title

IRC Section 101.1 (Title) is modified by the addition of the term “City of Craig” where indicated.

15.06.040 - 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).

15.06.043 - 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 Residential Code Figure 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, two hundred (200) square feet or less, used for tools, storage or playhouses and similar uses. 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."

"13. Decks not exceeding two (200) hundred square feet in area, that are more than thirty (30) inches above grade at any point, and are not attached to the dwelling.

15.06.049 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.

15.06.050 - Additions; permit fees.

A. A permit shall not be valid until all fees 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. See section 15.04.049 of this code for valuation information and permit fee schedule.

(Ord. 967 §1, 2007)

15.06.065 - Deletions.

- 1. **IRC Section R112** (Board of Appeals) is deleted and is not adopted as part of the code.
- 2. **IRC Section R302.13** (Fire protection of floors) is deleted and not adopted as part of the code.
- 3. **IRC Section R313** (Automatic Fire Sprinkler Systems) is deleted and not adopted as part of this code.
- 4. **IRC Section N1102.4.1.2 (R402.4.1.2)** (Testing) is deleted and not adopted as part of this code.
- 5. **IRC Section N1102.4.4 (R402.4.4)** (Rooms containing fuel burning appliances) is deleted and not adopted as part of this code.

15.06.066 - Modifications

- 1. **IRC Table R-301.2(1)**. Table R-301.2(1) is filled to provide the following:

<u>Roof snow load (non-reducible):</u>	<u>40 LB</u>	<u>.</u>
<u>Wind speed:</u>	<u>90 mph</u>	<u>.</u>
<u>Seismic design category:</u>	<u>B</u>	<u>.</u>
<u>Weathering:</u>	<u>Severe</u>	<u>.</u>
<u>Frost line depth:</u>	<u>48 inches</u>	<u>.</u>
<u>Termite:</u>	<u>None</u>	<u>.</u>
<u>Winter design temp:</u>	<u>1 degree</u>	<u>.</u>
<u>Ice barrier underlayment required:</u>	<u>Yes</u>	<u>.</u>
<u>Flood hazards:</u>	<u>FIRM 1984</u>	<u>.</u>
<u>Air freezing index:</u>	<u>2307</u>	<u>.</u>
<u>Mean annual temperature:</u>	<u>41.8</u>	<u>.</u>

- 2. **IRC Section R312.1.1** (Where required) is modified as follows:
 Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps,
 and landings, that are located more than 30 inches measured vertically to the floor or grade below
~~at any point within 36 inches horizontally to the edge of the open side,~~ insect screening shall not be

considered as a guard.

3. **IRC Section G2417.4.1** (Test pressure) is modified by changing 3 psig to 10 psig.

15.06.070 - Violation; penalty.

Any person or persons violating any of the provisions of this chapter or of the International Residential 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.

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